

FOR **SALE/LEASE** FULLY PERMITTED PAD SITE

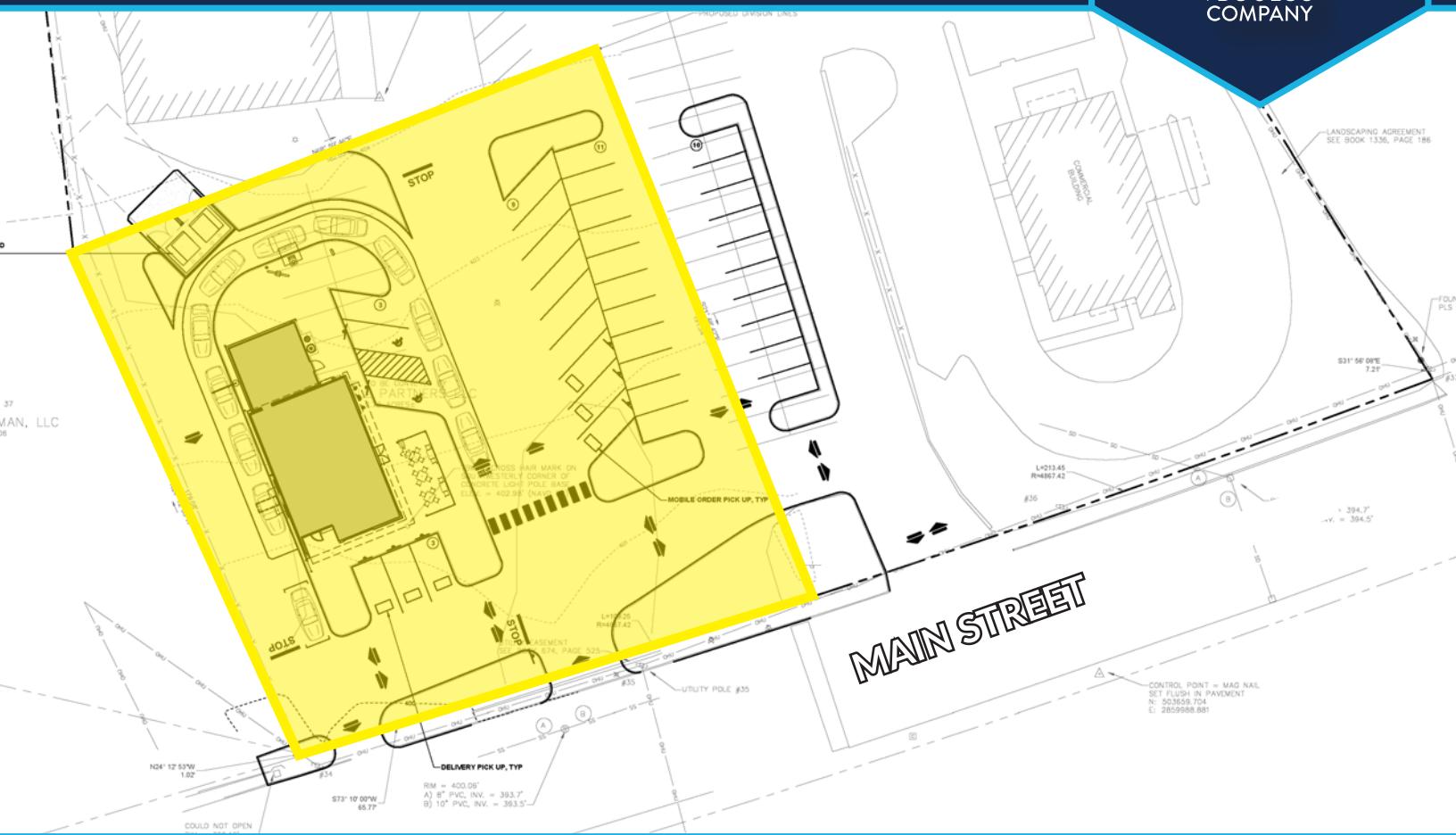


179 MAIN STREET, SOUTH PARIS, ME 04281

PROPERTY HIGHLIGHTS

- 0.75± acre pad site available for sale or ground lease at Cornwall Plaza
- Recently approved by the town of South Paris as a quick-service restaurant (QSR)
*Inquire with broker for fully approved plan set
- Highly trafficked trade area with a traffic count of 19,894 vehicles per day (MDOT 2014)
- Area businesses include: Family Dollar, Dunkin', Burger King, Androscoggin Bank, McDonald's, Advanced Auto Parts, Northeast Bank, and more!
- **Sale Price: \$495,000**
- **Lease Rate: \$60,000/year NNN**

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PROPERTY DETAILS

OWNER Cornwall Partners, LLC

BOOK & PAGE 5816/748

ASSESSOR'S REF U 01/38

BUILDING STATUS Proposed

LOT SIZE 0.75± AC

ZONING Commercial

LOT FRONTAGE 66'

UTILITIES Municipal water and sewer

PARKING Ample, on-site

LEASE RATE \$60,000/year NNN

SALE PRICE \$495,000

CONTACT US



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