# FOR SALE | COMMERCIAL BUILDING

725 Roosevelt Trail | Windham





#### **COMMERCIAL BUILDING**

4,808± SF free standing building with three units

On-site parking for 10-12 vehicles

Excellent visibility on US Route 302, next to Amato's

Second floor has residential conversion potential

SALE PRICE: \$749,000



ANDREW INGALLS 207.358.7024 D 207.671.6162 C andrew@malonecb.com

#### MALONE COMMERCIAL BROKERS

5 Moulton Street • Suite 3
Portland, ME 04101
207.772.2422 • malonecb.com

### PROPERTY SUMMARY

## 725 Roosevelt Trail | Windham



**OWNER**: Heidrich

**DEED:** Book 33842 Page 0153

ASSESSOR: Map 67 Lot 19

**LOT SIZE**: 0.25± AC

BUILDING SIZE: 4,808± SF

YEAR BUILT: 1900

**CONSTRUCTION**: Wood-frame

**ROOF**: Pitched, shingle

SIDING: Vinyl

FLOORING: Wood and carpet mix

CEILING HEIGHT: 9'±

**ELECTRICITY**: Circuit breakers

**HVAC**: Central

**UTILITIES:** Public water and private septic

**RESTROOM:** One per unit

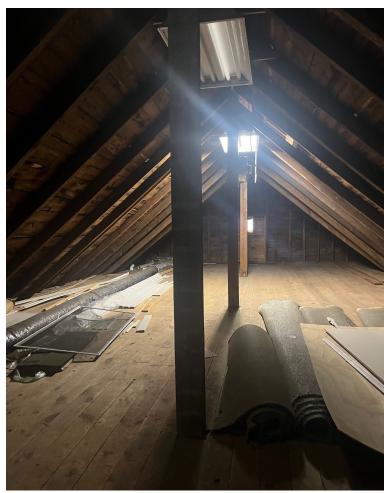
**SIGNAGE**: Large pylon

PARKING: On-site parking for 10-12 vehicles

**ZONING**: Commercial

**TAXES**: \$4,405





## **PHOTOS**

## 725 Roosevelt Trail | Windham





















This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.



**ANDREW INGALLS**207.358.7024 D
207.671.6162 C
andrew@malonecb.com

#### **MALONE COMMERCIAL BROKERS**

5 Moulton Street • Suite 3
Portland, ME 04101
207.772.2422 • malonecb.com