

FOR SALE



RETAIL/WAREHOUSE BUILDING

670 ALFRED ROAD, ARUNDEL, ME 04046

PROPERTY HIGHLIGHTS

- 12,256± SF retail/warehouse building, greenhouses and a single-family home set on 12.11± acres
- High traffic location with 18,940 vehicles per day (MDOT 2019)
- Just minutes from the Maine Turnpike (I-95) and Biddeford shopping district
- Nearby businesses include Market Basket, Target, Home Depot, Wal-Mart and many more
- Property located in the Alfred Road District (ARD), which is a flexible district allowing a number of commercial and retail uses.
- **SALE PRICE: \$1,750,000**





PROPERTY DETAILS

OWNER	Green Mountain Transplants, Inc.
DEED REFERENCE	Book 13687, Page 54
ASSESSOR'S REFERENCE	Map 004, Lot 040A
LOT SIZE	12.11± AC
LOT FRONTAGE	335.1'
ZONING	ARD – Alfred Road District
BUILDING SIZE	Building 1: 12,256± SF (Warehouse/Storefront) Building 2: 576± SF (Residential Home)
YEAR BUILT	Building 1: 1995 Building 2: 2013
# OF STORIES	One (1)
CEILING HEIGHT	14' (Warehouse)
LOADING DOCKS	One (1)
DRIVE-IN DOORS	One (1)
HEATING/COOLING	Forced hot-air
UTILITIES	Private water and sewer
PARKING	Ample, on-site
R.E. TAXES	\$10,928.96/year (FY 2026)
SALE PRICE	\$1,750,000



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CONTACT US



CHRISTOPHER GALLAGHER
Broker
+1 207.553.1728 D
+1 917.673.1178 C
cgallagher@boulos.com



JOSEPH ITALIAANDER
Broker
+1 207.553.1730 D
+1 404.933.7844 C
jitaliaander@boulos.com



NATE ROOP
Associate
+1 207.553.1737 D
+1 207.756.3002 C
nroop@boulos.com

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