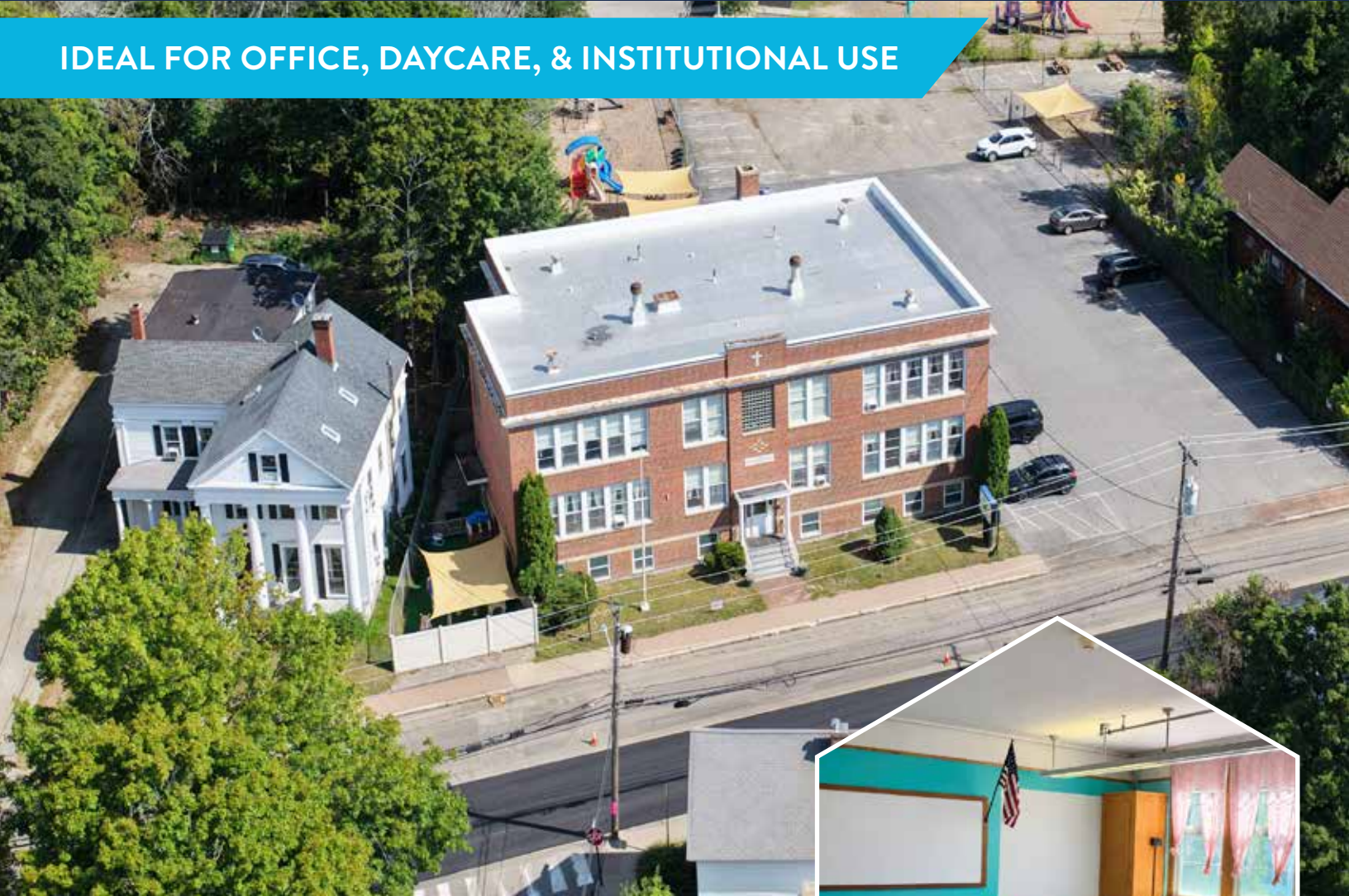


FOR SALE | MIXED-USE BUILDING

50-56 BEACH STREET, SACO, ME 04072

IDEAL FOR OFFICE, DAYCARE, & INSTITUTIONAL USE



PROPERTY HIGHLIGHTS

- 15,228± SF former Notre Dame School offering a unique reuse opportunity
- 0.91± acre site with excellent potential for a variety of uses
- Convenient Saco location just off Main Street and minutes from downtown Saco and the Maine Turnpike
- Flexible floor plan provides ample space for a variety of users and configurations

SALE PRICE: \$1,925,000



FOR SALE | MIXED-USE BUILDING

50-56 BEACH STREET, SACO, ME 04072



PROPERTY DETAILS

ASSESSOR'S REFERENCE	Map 32, Lots 107 & 108
DEED REFERENCE	Book 16925, Page 750
ZONING	MB – Main & Beach District
LOT SIZE	Lot 107: 0.66± AC Lot 108: 0.25± AC Total: 0.91± AC
LOT FRONTAGE	184'
BUILDING SIZE	15,228± SF
NUMBER OF STORIES	Two (2)
YEAR BUILT	1951
HEATING	Oil fired Crane 30/15 boiler
UTILITIES	Municipal water and sewer
SPRINKLERS	Yes, wet system
PARKING	Ample on-site parking
AREA BUSINESSES & AMENITIES	CK Burns School, The Landing at Saco Bay, Thorton Academy, Saco School Department, Hannaford, Shaw's, Walgreens, Saco Family Dentistry, Saco Mill & many more.
ASSESSED VALUE	Land: \$494,700 Building & Improvements: \$1,372,800 Total: \$1,867,500
PROPERTY TAXES	\$25,958.25/year (FY 2026)
SALE PRICE	\$1,925,000

FOR SALE | MIXED-USE BUILDING

50-56 BEACH STREET, SACO, ME 04072

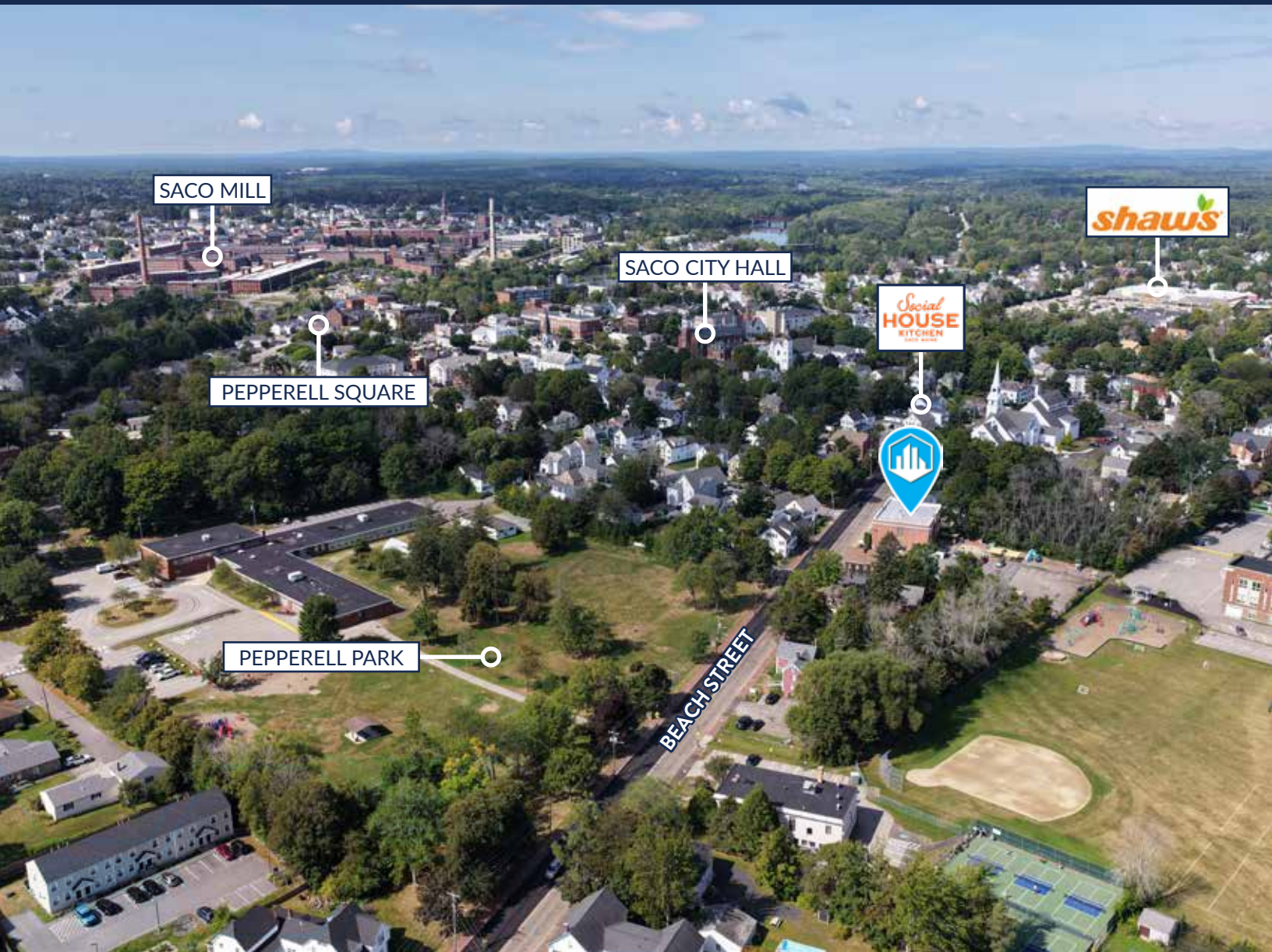


PROPERTY PHOTOS



FOR SALE | MIXED-USE BUILDING

50-56 BEACH STREET, SACO, ME 04072



CONTACT



NICK LUCAS
Partner, Broker
207.553.1792 D
207.557.3513 C
nlucas@boulos.com



Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.