

Office For Sale



GO Commercial

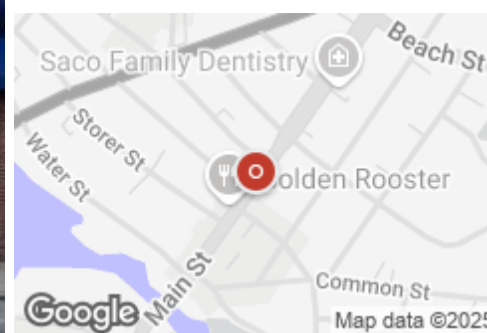
750 Lafayette Rd., Ste. 201 Portsmouth, NH 03801 | 603-610-8500

Four-Unit Mixed-Use Property with Retail ...

Office: Mixed Use For Sale

239 Main St, Saco, ME, 04072

Prepared on December 22, 2025



Listing Details | Office For Sale

Secondary Uses	Retail	Vacant	No
Total Available Space	4,976 SF	Available Date	Now
Asking Price	\$724,900	Date Listed	12/22/2025
Listing Price Per SF	\$145.68	Last Modified	12/22/2025
Cap Rate (Actual)	-	Listing ID	44047630
Total Expenses	\$9,880	Restrooms	4
Signage	On Building	Parking Spaces	2
Show Instructions	Call broker		

Description

239 Main St, Saco, ME presents a solid opportunity for an owner-user or investor seeking flexible mixed-use space in a walkable downtown setting. The four unit building features two street level retail spaces and two second floor office units, offering income potential and/or strong usability. Ideal for an owner-occupant looking to operate their business on site while supplementing income with rental revenue from the remaining units, or explore the potential to convert the upper-level spaces to residential, subject to approvals.

Property Details

Building Class	C	Floors	2
Property Type	Office	Year Built	1982
Sub Type	Mixed Use	Primary Construction	Masonry
Zoning	B-3	Occupancy Type	Multi-tenant
Building Status	Existing	Parcels	31220_031069000000
Building Size	5,266 SF	Legal Owner	Huot Arthur B
Land Size	0.09 Acres / 3,920 SF	Submarket	-
Number of Buildings	1	County	York

Contact



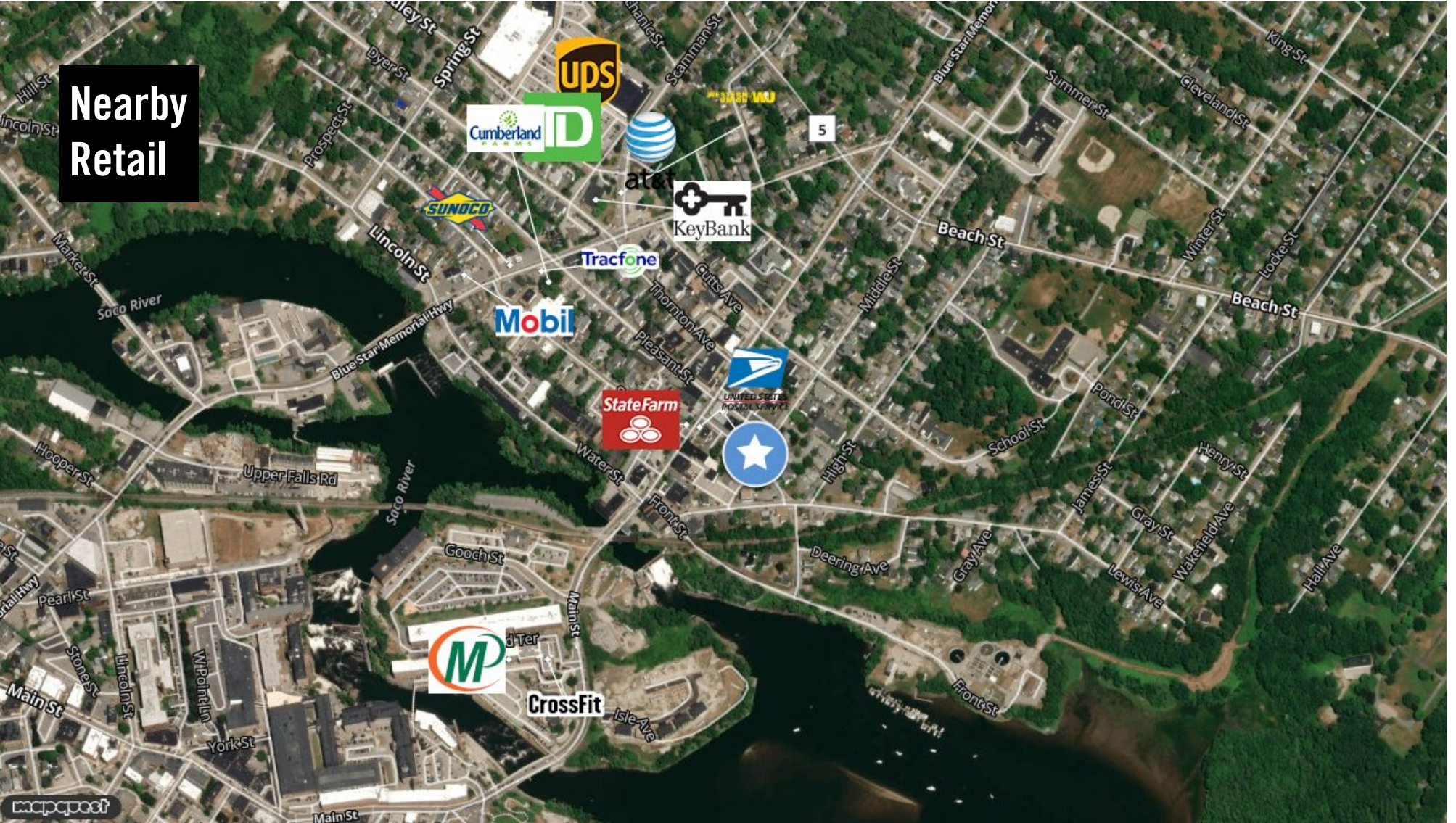
Patrick Frazer
603-781-9069
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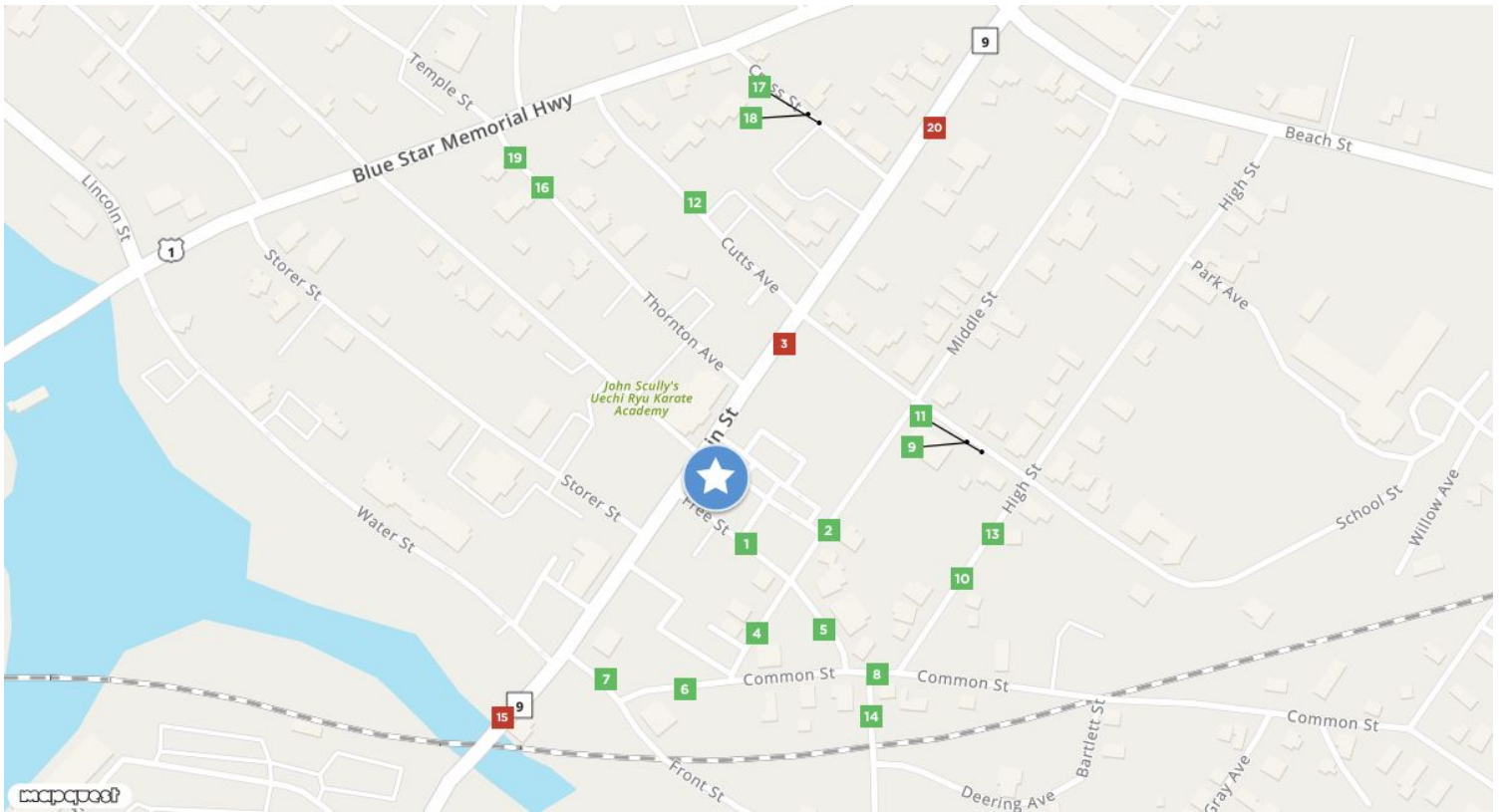
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239-243 Main St.



Traffic Counts



Free St 1 Middle St Year: 1995 2,620	Middle St 2 Free St Year: 2005 1,610 Year: 2002 2,070 Year: 1995 1,540	Main St 3 Cutts Ave Year: 2005 14,130	Middle Street 4 Common St Year: 2020 1,649	Free Street 5 Middle St Year: 2020 128
Common St 6 Front St Year: 2005 4,620	Front Street 7 Common St Year: 2020 4,460	Common Street 8 Wharf St Year: 2020 2,154	School Street 9 Middle St Year: 2020 670	High Street 10 School St Year: 2020 1,224
School St 11 High St Year: 2005 840 Year: 2002 830 Year: 1997 1,260	Cutts Avenue 12 Elm St Year: 2020 666	High St 13 School St Year: 2005 1,060 Year: 2002 1,130 Year: 1995 910	Wharf Street 14 Common St Year: 2020 67	Main St 15 Water St Year: 2005 19,620
Thornton Ave 16 Scammon St Year: 2005 3,470 Year: 2002 3,550 Year: 1997 3,470	Cross St 17 Main St Year: 2005 2,200 Year: 2002 2,280 Year: 2001 1,730	Cross Street 18 Vernon St Year: 2020 336	Thornton Avenue 19 Elm St Year: 2020 1,786	Main St 20 Cross St Year: 2005 14,450 Year: 2002 15,930 Year: 1997 18,330