

FOR SALE/LEASE | BUILD-TO-SUIT

233 US Route One | Yarmouth, ME



**2,207± SF COMMERCIAL BUILDING**

- Opportunity to create your own office/retail restaurant. Owner will build to suit
- Site plans available for potential redevelopment
- Excellent visibility on Route One in Yarmouth with traffic counts of 13,335 (ADT, 2022)

**SALE PRICE: \$850,000 AS IS**

**LEASE RATE: \$45/SF AS IS - Vanilla Shell including Basement**



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# PROPERTY SUMMARY

233 US Route One | Yarmouth, ME



**OWNER:** Southworth Investments, LLC

**DEED:** Book 40756, Page 246

**ASSESSOR:** Map 031, Lot 025

**LOT SIZE:** 0.72± AC

**BUILDING SIZE:** 2,207± SF plus Basement

**STORIES:** One (1)

**YEAR BUILT:** 1957, renovated 2024

**CONSTRUCTION:** Wood Frame

**ROOF:** Metal

**HVAC:** Heat Pumps - To Be Installed

**UTILITIES:** Municipal Sewer & Water

**RESTROOM:** Yes

**SPRINKLER:** No

**SIGNAGE:** Pylon on US Route 1

**PARKING:** Ample on-site

**ZONING:** CD4-C1



# PHOTOS

233 US Route One | Yarmouth, ME



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233 US Route One | Yarmouth, ME



Johnson Paint, a Ring's End brand  
23 paint centers



**SUBJECT PROPERTY**



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