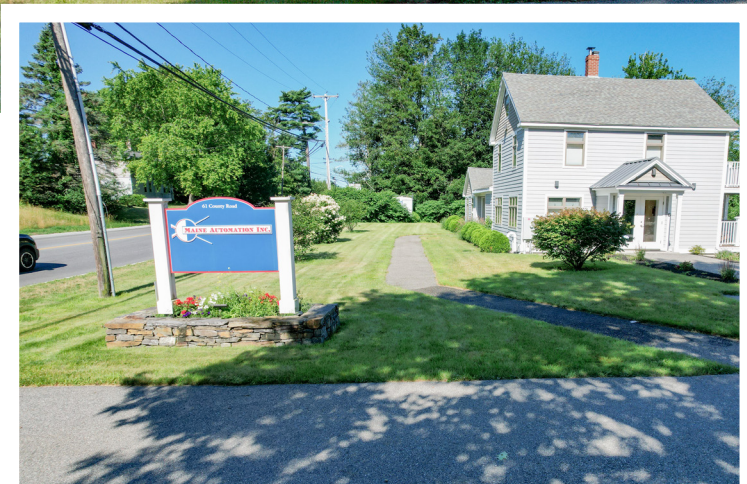


FOR SALE • OFFICE BUILDING

61 County Road • Gorham, ME



Mike Anderson
O 207.358.7028
C 207.318.5969
mike@malonecb.com

VERSATILE OFFICE BUILDING

- 2,234± SF set on 1.91± AC
- Located in the South Gorham Commercial Corridor (SGCC) zone
- Ideal location just minutes away from Gorham Village and downtown Portland
- Offers home occupation capabilities
- Excellent visibility on Route 22 (County Rd) with traffic counts of 23,430± cars/day (AADT, 2022)



PROPERTY SUMMARY

61 County Road • Gorham, ME



Site Info

OWNER:	SDR & DTW, LLC
DEED:	Book 39388, Page 281
ASSESSOR:	Map 6, Lot 36
LOT SIZE:	1.91± AC
SIGNAGE:	At Pylon on County Rd
PARKING:	10±
ROAD FRONTAGE:	250' ± on County Rd
TRAFFIC COUNT:	23,430± cars/day (AADT, 2022)
ZONING:	South Gorham Commercial Corridor District (SGCC)
PROPERTY TAXES:	\$7,462 (2025)



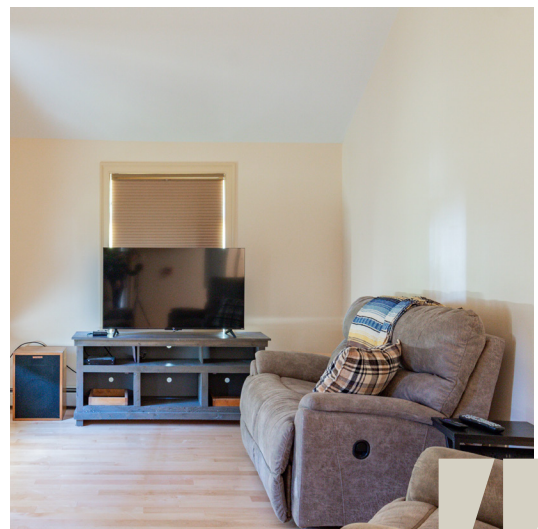
Building Info

BUILDING SIZE:	2,234± SF
YEAR BUILT:	1940 Fully renovated circa 2013
CONSTRUCTION:	Wood-frame
ROOF:	Shingles
SIDING:	Vinyl
FLOORING:	Hardwood
ELECTRICITY:	Electric circuit breakers
HVAC:	Forced hot water 3 electric mini split units
UTILITIES:	Private water and sewer
KITCHEN:	Yes
RESTROOM:	2 bathrooms; 1 shower
SPRINKLER:	Yes, entire building including basement
SALE PRICE:	\$725,000



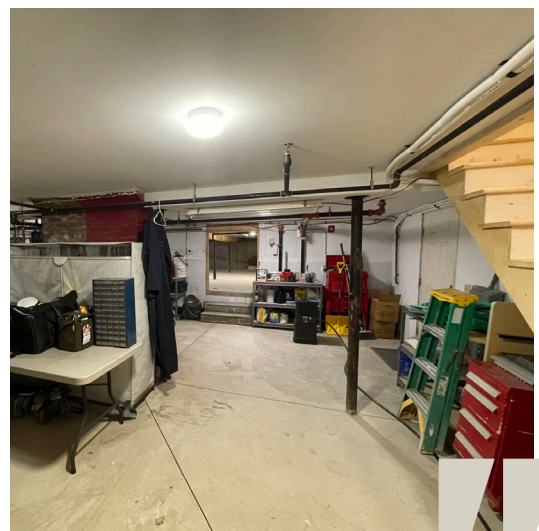
PHOTOS

61 County Road • Gorham, ME



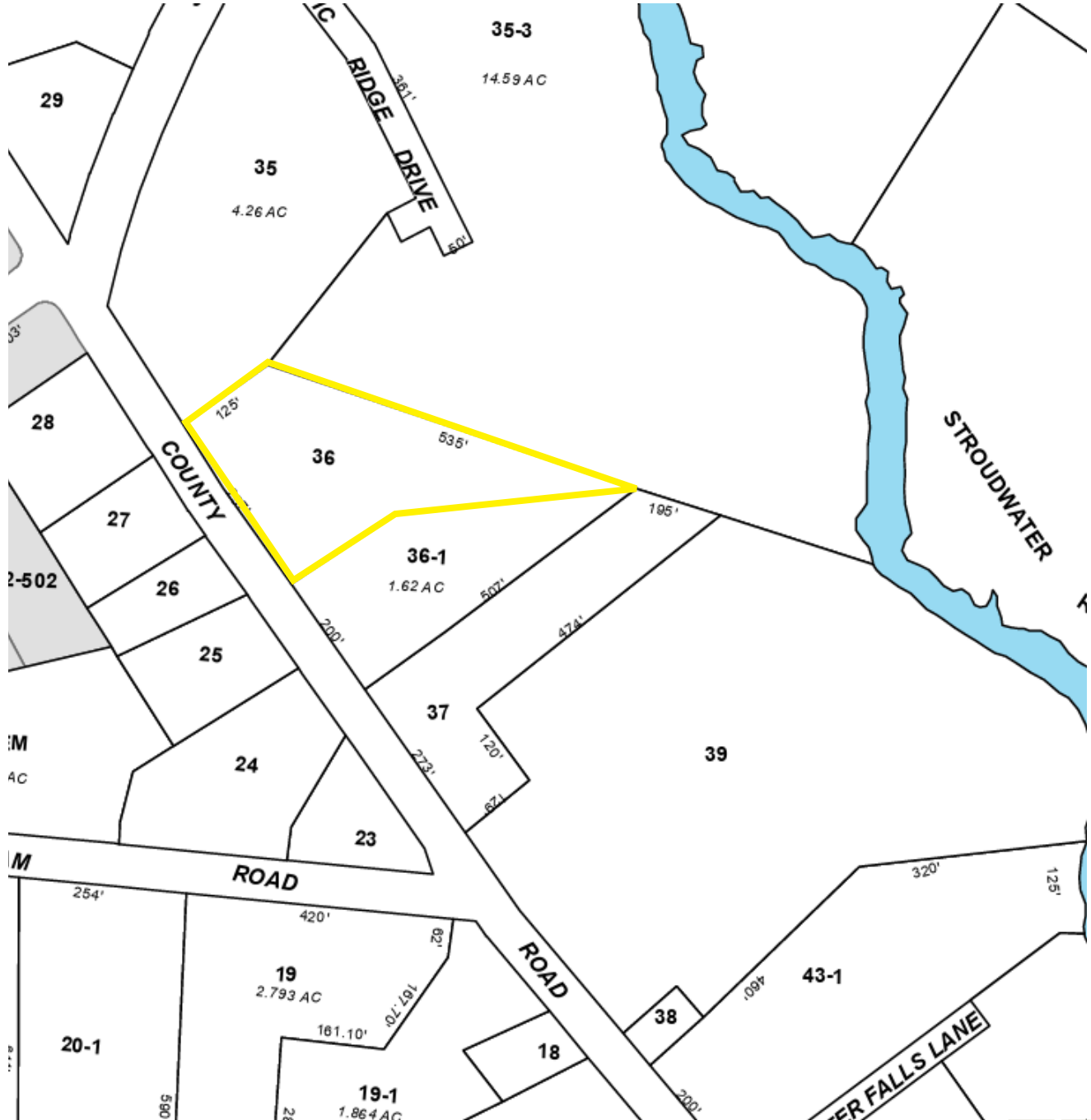
PHOTOS

61 County Road • Gorham, ME



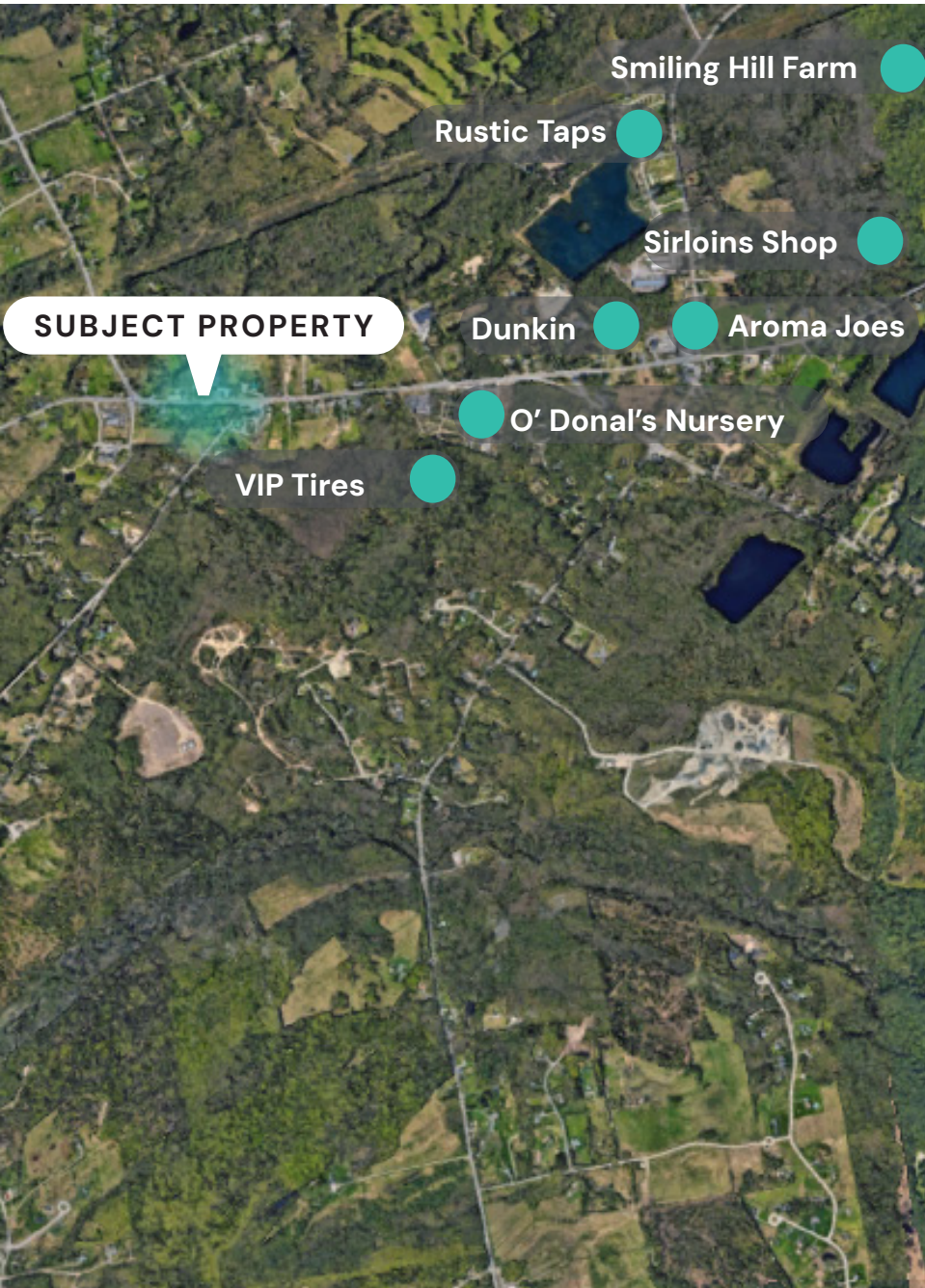
TAX MAP

61 County Road • Gorham, ME



LOCATION MAP

61 County Road • Gorham, ME



NEARBY

SHOP

O'DONAL'S nursery SIRLOINS BUTCHER SHOP

DINE

DUNKIN' DONUTS Smiling Hill FARM EST. 1720

Aroma Joes RUSTIC TAPS & CATERING

MISC.

Northern Light Health. VIP TIRES & SERVICE

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