

FOR SALE



**0 JOHN STREET
CAMDEN, ME 04843**

PROPERTY HIGHLIGHTS

- Two flat, vacant lots within walking distance of downtown Camden and Hannaford.
- Access via right of way along John Street with planned public utility extension.
- Sale Price: \$395,000 (\$91,860 per acre)

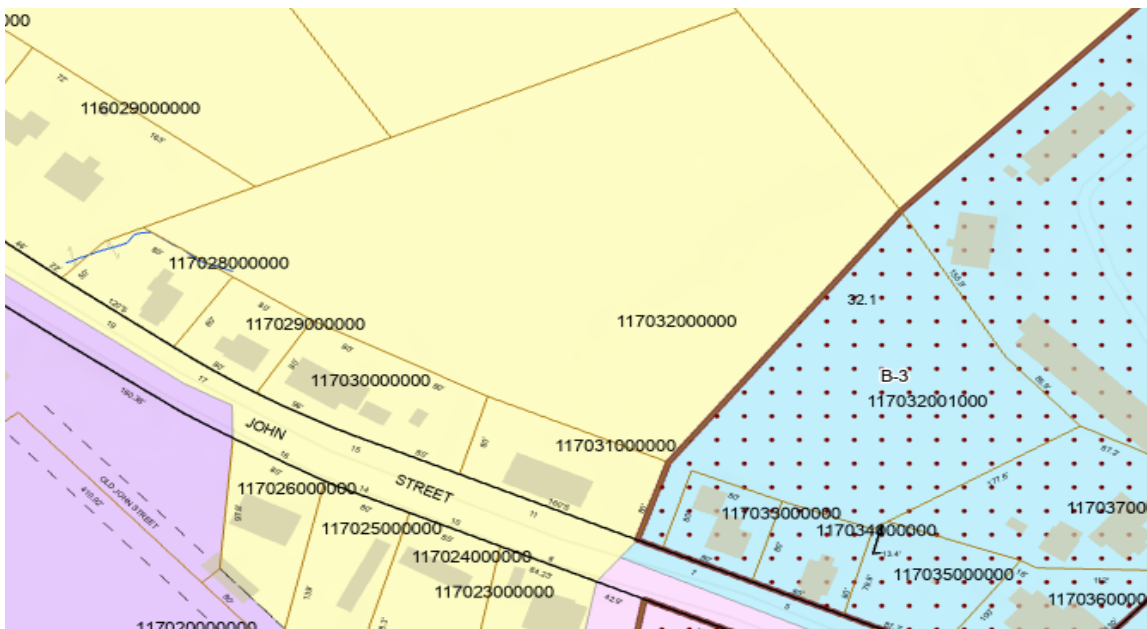


**THE BOULOS
COMPANY**

COMMERCIAL REAL ESTATE

PROPERTY DETAILS

OWNER OF RECORD	Camden Partners LLC
ADDRESS	0 John Street, Camden
LOT SIZE	4.3± acres
MAP/LOT	2 Lots: Map 117, Lot 32 Map 117, Lot 32-1
BOOK/PAGE	6101/200
LOT FRONTAGE	20' on John Street
ELECTRIC SERVICE	Single-phase on John Street
ZONING	117-32 is in Village 117-32-1 is in B-3
SALE PRICE	\$395,000



DIMENSIONAL STANDARDS

B-3 TRANSITIONAL BUSINESS ZONE (LOT 117-32-1)

Type of Use	Sewer	No Sewer
Minimum lot area		
Residential	10,000 square feet	40,000 square feet
Nonresidential	20,000 square feet	20,000 square feet
Minimum lot area per dwelling unit		
Single-family	3,333 square feet	20,000 square feet
Accessory apartments	No increase in lot area required	No increase in lot area required
Two-family dwellings	3,333 square feet	20,000 square feet
Multifamily dwellings	3,333 square feet	Not permitted
Multifamily dwellings (as part of an affordable housing development)	See § 290-8.17	Not permitted
Congregate housing	3,000 square feet	Not permitted
Minimum street frontage		
Residential	75 feet	100 feet
Nonresidential	100 feet	100 feet
Minimum setbacks		
Residential		

VILLAGE ZONE (LOT 117-32):

Type of Use	Requirement
Minimum lot area	
Residential	10,000 square feet
Nonresidential	10,000 square feet
Minimum lot area per dwelling unit	
Single-family	3,333 square feet
Accessory apartments	No increase in lot area required (see definition)
Two-family dwellings	3,333 square feet
Multifamily dwellings	3,333 square feet
Multifamily dwellings (as part of an affordable housing development)	See § 290-8.17
Congregate housing	3,000 square feet
Minimum street frontage	
Residential	75 feet
Nonresidential	75 feet
Minimum setbacks	
Residential	

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CONTACT US



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