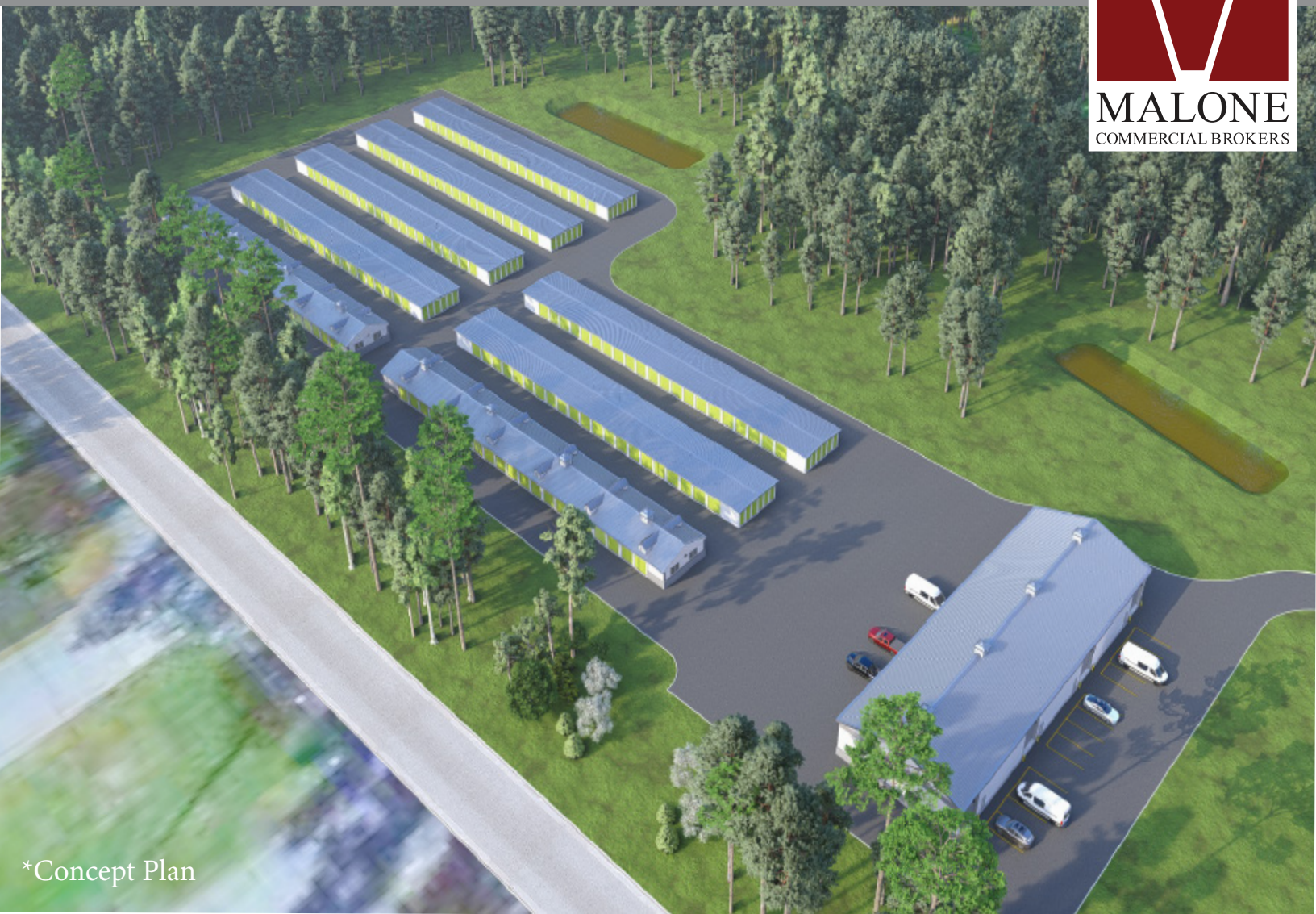


FOR SALE | DEVELOPABLE LAND FULLY APPROVED FOR SELF STORAGE / INDUSTRIAL

0 Ossipee Trail | Gorham, ME



*Concept Plan

24.55 ACRES OF COMMERCIAL LAND

- Fully permitted up to 55,200± SF self storage facility and 9,900± SF contractor flex building
- Approved for all state, local and DEP permits
- Traffic counts along Ossipee Trail/Route 25 with 12,820± VPD
- 3rd party management available, contact 3pmteam@storeallpurpose.com for more information

SALE PRICE: \$1,250,000



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MALONE COMMERCIAL BROKERS

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PROPERTY SUMMARY

0 Ossipee Trail | Gorham, ME



OWNER: All Purpose Storage Gorham LLC

ZONING: Roadside Commercial

DEED: Book 40451, Page 338

PROPERTY TAXES: \$166.11

ASSESSOR: Map 77, Lot 5

UTILITIES: Private water & sewer

LOT SIZE: 24.55± AC

TRAFFIC COUNT: 12,820± VPD

PROPOSED BUILDING 55,200± SF self-storage facility
SIZE: 9,900± SF contractor/flex building

SALE PRICE: \$1,250,000

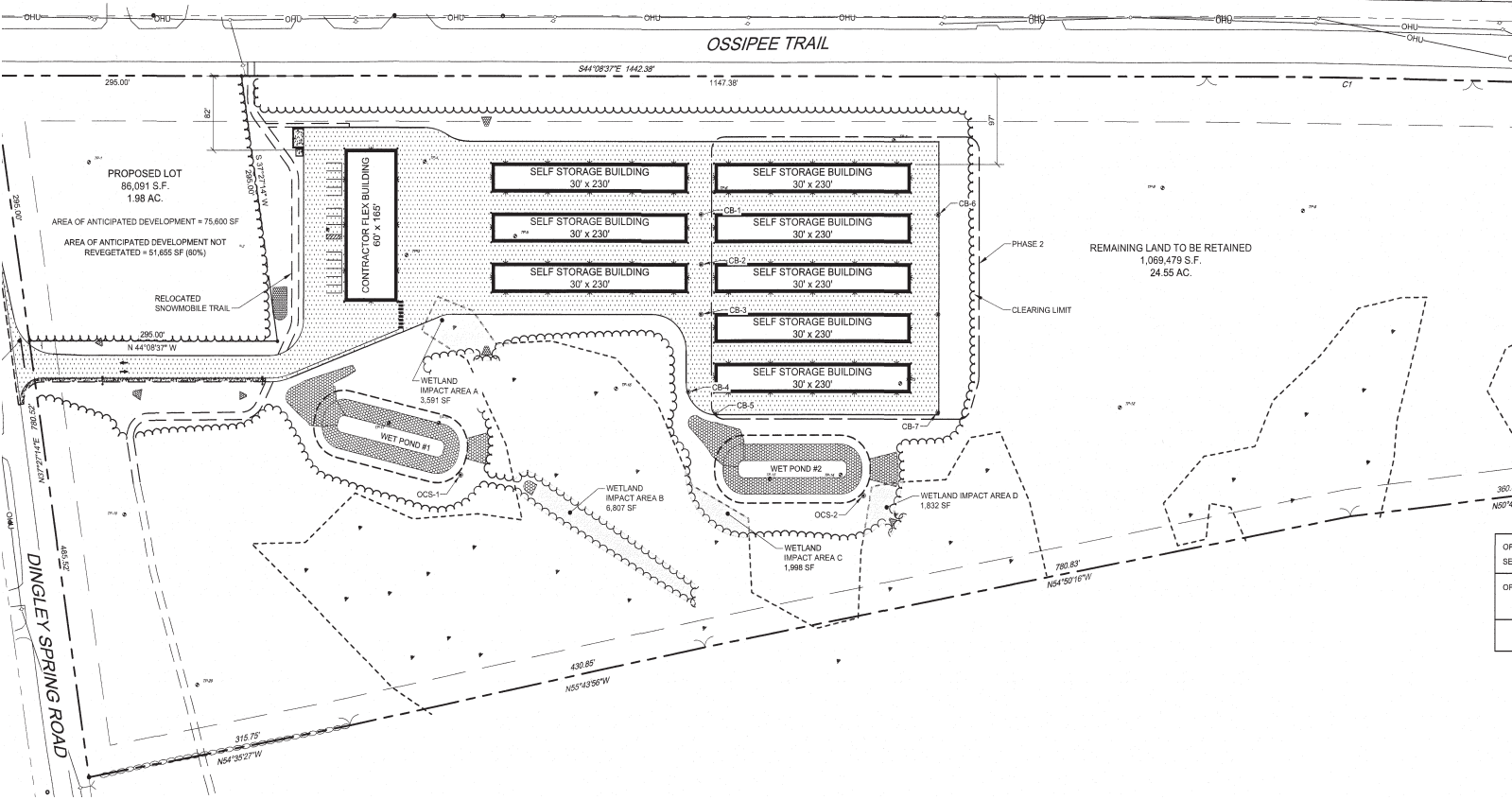
SIGNAGE: Available on roadside

PROPERTY 3rd party management available
MANAGEMENT: through All Purpose Storage

ROAD FRONTAGE: 2,100± on Ossipee Trail



PROPERTY CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD BEARING	CRD.
C1	316.38'	11426.16'	S 43°21'01"E	316.37'



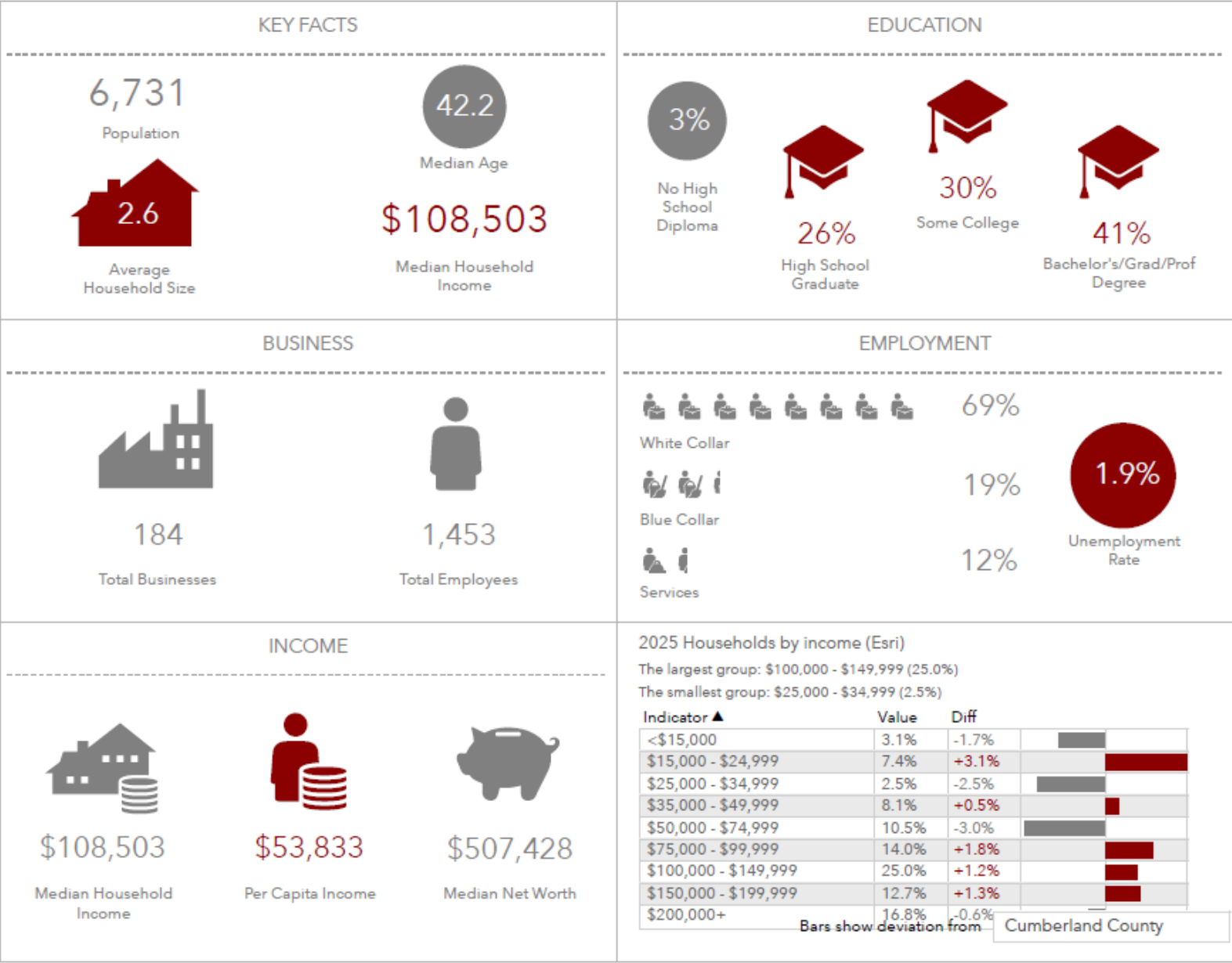
RENDERINGS

0 Ossipee Trail | Gorham, ME



THREE MILE DEMOGRAPHICS

0 Ossipee Trail | Gorham, ME



Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025).

FIVE MILE DEMOGRAPHICS

0 Ossipee Trail | Gorham, ME



KEY FACTS

20,124
Population



Average
Household Size

39.7
Median Age

\$111,734
Median Household Income

EDUCATION

2%
No High School Diploma



28%
High School Graduate



28%
Some College



42%
Bachelor's/Grad/Prof Degree

BUSINESS



433
Total Businesses



3,857
Total Employees

EMPLOYMENT



66%
White Collar



20%
Blue Collar



14%
Services

1.9%
Unemployment Rate

INCOME



\$111,734
Median Household Income



\$52,314
Per Capita Income



\$535,234
Median Net Worth

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (24.5%)

The smallest group: <\$15,000 (2.4%)

Indicator ▲	Value	Diff	
<\$15,000	2.4%	-2.4%	
\$15,000 - \$24,999	5.8%	+1.5%	
\$25,000 - \$34,999	3.3%	-1.7%	
\$35,000 - \$49,999	7.9%	+0.3%	
\$50,000 - \$74,999	11.3%	-2.2%	
\$75,000 - \$99,999	12.6%	+0.4%	
\$100,000 - \$149,999	24.5%	+0.7%	
\$150,000 - \$199,999	13.1%	+1.7%	
\$200,000+	19.0%	+1.6%	

Bars show deviation from Cumberland County

Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025).

FOR SALE | DEVELOPABLE LAND FULLY APPROVED FOR SELF STORAGE

0 Ossipee Trail | Gorham, ME



*Lot lines are approximate

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