



**6 PINE POINT ROAD • SCARBOROUGH, MAINE**



**GREAT LOCATION AND ROUTE ONE VISIBILITY**

**Cardente Real Estate** is pleased to offer for sale this 1,836± sf building located just off the intersection of Route One and Pine Point Road in the Dunstan Corner area of Scarborough. This property offers exceptional visibility from Route One. There is a vacant lot separating this property from Route One, which could potentially be purchased from the City of Scarborough to add to an already oversized lot of 0.38± acres.

This property has most recently been used as a medical office building, with plumbing and sinks in 5 exam rooms/offices. In addition, there is a 2nd floor, 2-bedroom apartment that could be rented or utilized by owner/user. There is also a city bus stop right outside the front door, which also makes this a fabulous location. The existing lot allows for development of additional units, making it an ideal investment opportunity!

6 Pine Point Road • Scarborough, Maine



**Cardente Real Estate**  
322 Fore Street • Portland, Maine 04101  
207.775.7363



**Karen Rich**  
karen@cardente.com



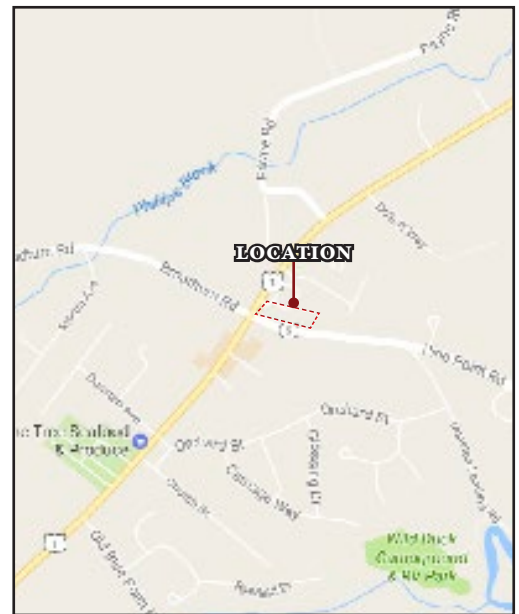


## Property Details

<b>Property Address:</b>	6 Pine Point Road Scarborough, Maine
<b>Property Type:</b>	Mixed-use
<b>Total Stories:</b>	Two (2)
<b>1<sup>st</sup> Floor:</b>	Five (5) private offices with sinks
<b>2<sup>nd</sup> Floor:</b>	One (1) 2-bedroom apartment
<b>Building Size:</b>	1,836± square feet
<b>Year Built:</b>	1900
<b>Land Area:</b>	0.38± acres
<b>Parking:</b>	On-site
<b>Zoning:</b>	TVC - town and village
<b>Heat:</b>	Oil-fired furnace
<b>Electric:</b>	Circuit breakers
<b>Water/Sewage:</b>	Public
<b>Assessor Reference:</b>	UO34021

## Sale Details

**Sale Price:** | \$339,900



## Additional Land Opportunity

This property is directly adjacent to a parcel of land owned by the City of Scarborough and consisting of approximately 6,098± SF with frontage on Route One and Pine Point Road. This is an ideal purchase for the owner of this property as access to that lot can be provided through 6 Pine Point Road. There is not a set pricing currently for that lot but the previous offering was made in the \$25,000 range. It would be necessary for the buyer to prepare an acceptable plan for the City's review prior to purchasing.

## Development Opportunity

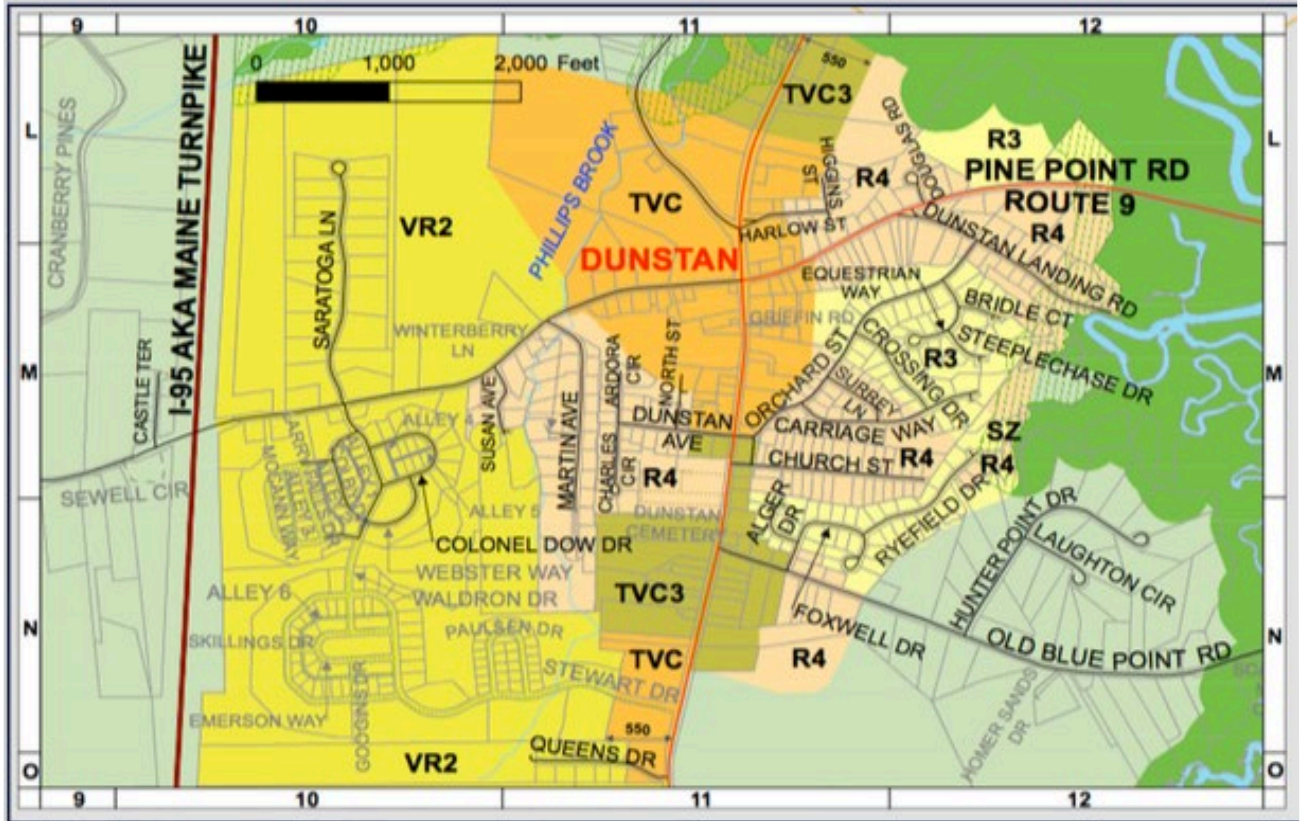
This property allows for additional development that could include additional multi-family units on the site either attached or detached. Site plan would need to provide for adequate parking. Setbacks are minimal because there is no frontage on Route One.





Zoning Details

6 Pine Point Road • Scarborough, Maine



Section XVIII.A. TOWN AND VILLAGE CENTER DISTRICTS (TVC)

A. PURPOSE

The purpose of this district is to provide for and encourage the evolution and maintenance of village and town centers within Scarborough that exhibit village style development and offer a mix of retail, office, service, civic, and residential uses in an environment conducive to other pedestrians and motorists. The buildings, parking areas, sidewalks, landscaping and other infrastructure within this district are to be of a village scale and character. The Town and Village Centers District (TVC) shall be considered a business district whenever this ordinance distinguishes between types of districts.



**Property Photos**

6 Pine Point Road • Scarborough, Maine



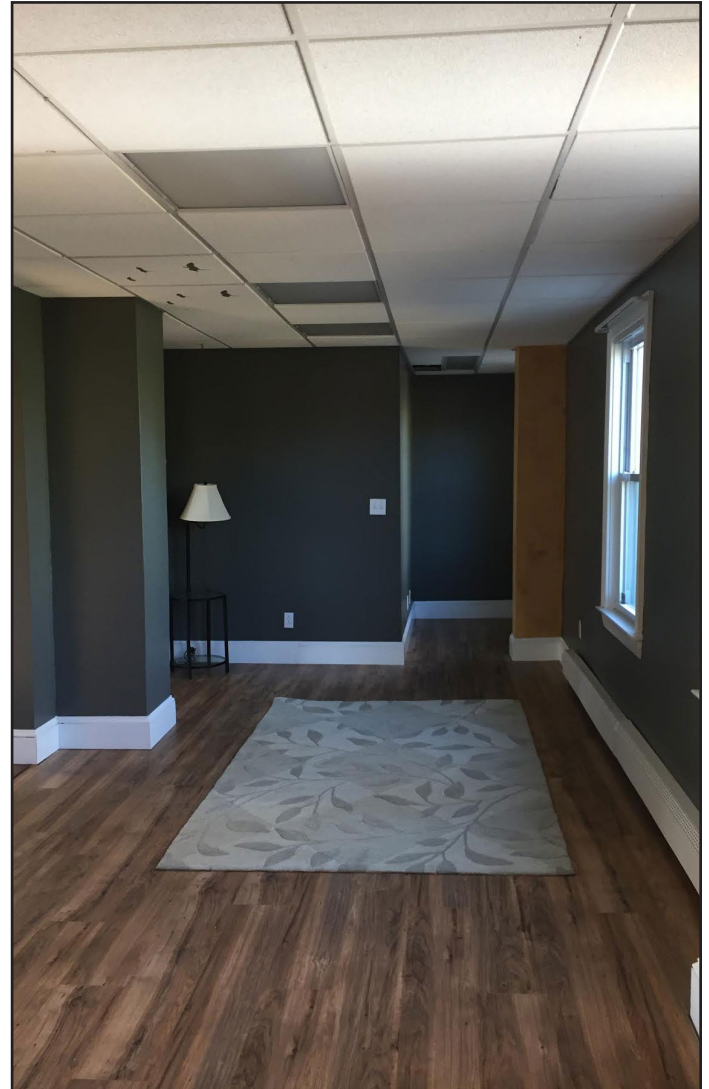


**CARDENTE**  
REAL ESTATE  
*Commercial / Investment Brokerage*

For Sale

## Property Photos

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322 FORE STREET • PORTLAND, MAINE

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