

FOR SALE / LEASE | RETAIL / OFFICE / SERVICE
474 MAIN STREET (ROUTE 25) - GORHAM, MAINE



3,220± SF COMMERCIAL BUILDING

- AVAILABLE IMMEDIATELY
Excellent visibility & access
- CO - Commercial/Office Zone
- On-site parking
- Potential for conversion to other uses
- Traffic Count: 20,000± VPD

APPROVED FOR A DAYCARE CENTER

GREAT FOR AN OWNER-USER!
SALE PRICE: \$349,000

ALSO FOR LEASE: \$8.00 PSF NNN



BRANDON MITCHELL, ASSOCIATE BROKER
207.358.7057 direct
207.899.4960 direct fax
207.415.7982 mobile
brandon@malonecb.com

MALONE COMMERCIAL BROKERS
5 Moulton Street • Suite 3
Portland, ME 04101
207.772.2422 main
www.malonecb.com

PROPERTY AND SALE INFORMATION

474 MAIN STREET (ROUTE 25) - GORHAM, MAINE



GENERAL PROPERTY INFORMATION

LAND SIZE:	0.34± Acre
FRONTAGE:	120± feet on Route 25 (Main Street)
BUILDING SIZE:	3,220± SF
ZONE:	Commercial/Office
DEED:	Cumberland County Registry of Deeds Book 21566, Page 341
ASSESSORS REFERENCE:	Map 30, Lot 3
PROPERTY TAXES:	\$3,779.10
ASSESSED VALUE:	\$221,000 (Building \$140,200; Land \$80,800)
CONSTRUCTION:	Wood Frame
FOUNDATION:	Concrete Slab
AGE:	Built 1940; Renovations include: major rebuild including all systems (2001) & interior (2004)
EXTERIOR:	Vinyl Siding
ROOF:	Flat, asphalt
FLOORING:	Carpet
CEILINGS:	Suspended
LIGHTING:	Fluorescent
ELECTRICAL:	Circuit Breakers - 200 Amps, single phase
HVAC:	Forced hot water & Modine OHD heat (propane); (4) window A/C units
WATER/SEWER:	Public water; private septic system
PARKING:	13± spaces
SIGNAGE:	Pylon
SECURITY SYSTEM:	Yes

SALE & LEASING INFORMATION

SALE PRICE:	\$ 349,000.00
LEASE RATE:	\$8.00 PSF Triple Net (NNN)
EXPENSES:	\$2.00 PSF NNN includes taxes, insurance, water Tenant, at their own cost, is responsible for all other utilities, lawn care, snow removal and pumping of septic when needed.

PROPERTY PHOTOS

474 MAIN STREET (ROUTE 25) - GORHAM, MAINE



The property is currently used as a retail store: Tots to Teens (clothing, toys, baby gear). The property has received Town approval for a daycare facility.

The building could be converted to other uses: office, service or work-shop space.



FOR SALE / LEASE | RETAIL / OFFICE / SERVICE

474 MAIN STREET (ROUTE 25) - GORHAM, MAINE



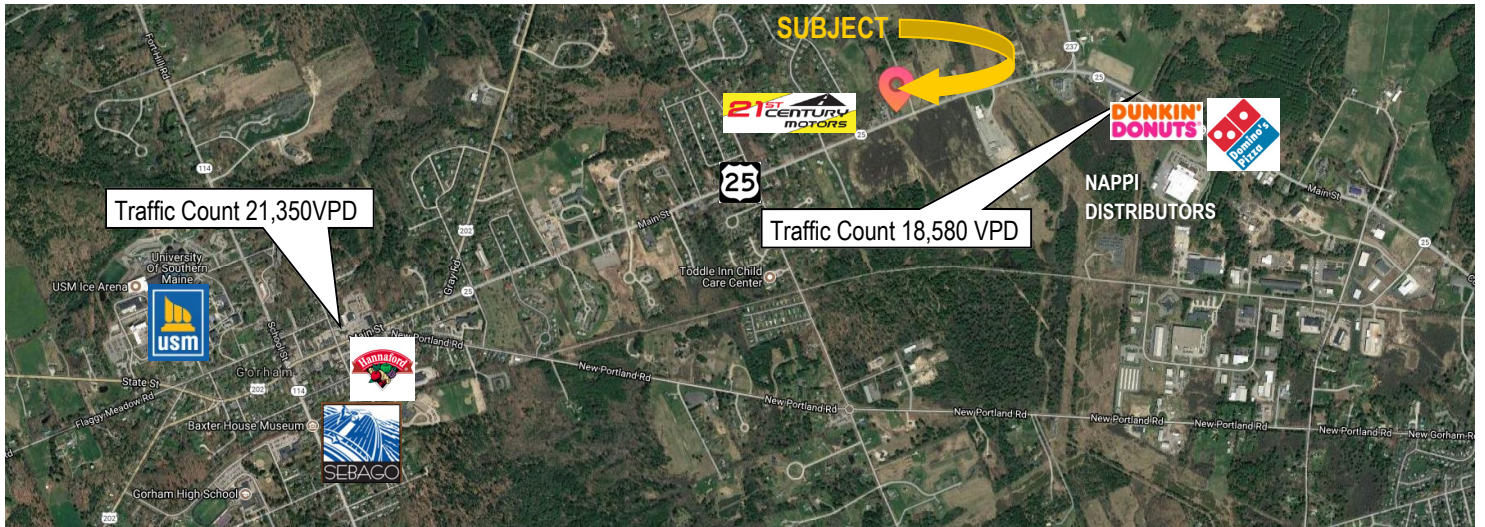
The subject property is located on a high traffic corridor between Mosher Corner and downtown Gorham. The town is currently seeing a surge of economic growth.

Sebago Brewing's 21,485 SF brewery opened in 2017 and construction is underway on the new Station Square mixed use development on the east end of town behind the Hannaford.



AREA STATISTICS*

	1 Mile	3 Miles	5 Miles	
Total Residential Population:	1,628	21,914	43,361	*Copyright 2017 Infogroup, Inc. Esri Forecasts for 2017.
Average Household Income:	\$76,895	\$71,054	\$74,873	
Total Businesses:	138	736	1,952	
Total Employees:	1,670	10,111	36,326	



BRANDON MITCHELL, ASSOCIATE BROKER
 207.358.7057 direct
 207.899.4960 direct fax
 207.415.7982 mobile
brandon@malonecb.com

MALONE COMMERCIAL BROKERS
 5 Moulton Street • Suite 3
 Portland, ME 04101
 207.772.2422 main
www.malonecb.com