

RETAIL FOR SALE



96 Portland Road, Bridgton, ME 04009



OFFERING SUMMARY

SALE PRICE:	\$195,000
NUMBER OF UNITS:	1
LOT SIZE:	0.75 Acres
BUILDING SIZE:	1,536
RENOVATED:	2021
ZONING:	Commercial
MARKET:	Portland-South Portland
SUBMARKET:	Fryeburg
PRICE / SF:	\$126.95

PROPERTY OVERVIEW

Price Reduction! Location, location, location! Rare industrial space 1 hour from Portland, 11 minutes from Shawnee Peak, close to town, Hannaford's, restaurants, lakes, the property being sold consists of 2 lots comprising 0.75ac. Great visibility and low taxes! Apartment under construction. Traffic Count: 9,810 Building has 4 floors, including a large commercial/shop space on the first floor and 3 levels of loft/living space above. Plumbed with dug well. Perfect location for: Automotive/Small Engine Repair, Ski & Cycle, Restaurant, Seasonal and Year-round Business. Currently a small engine/auto repair shop with a private apartment being installed above. Seller is extending roofline and installing apartment on third level.

PROPERTY HIGHLIGHTS

- High traffic location
- Large working service bay
- Retail space
- Installed apartment (in process)
- Dug well

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Second Floor
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Each Office Independently Owned and Operated kwcommercial.com

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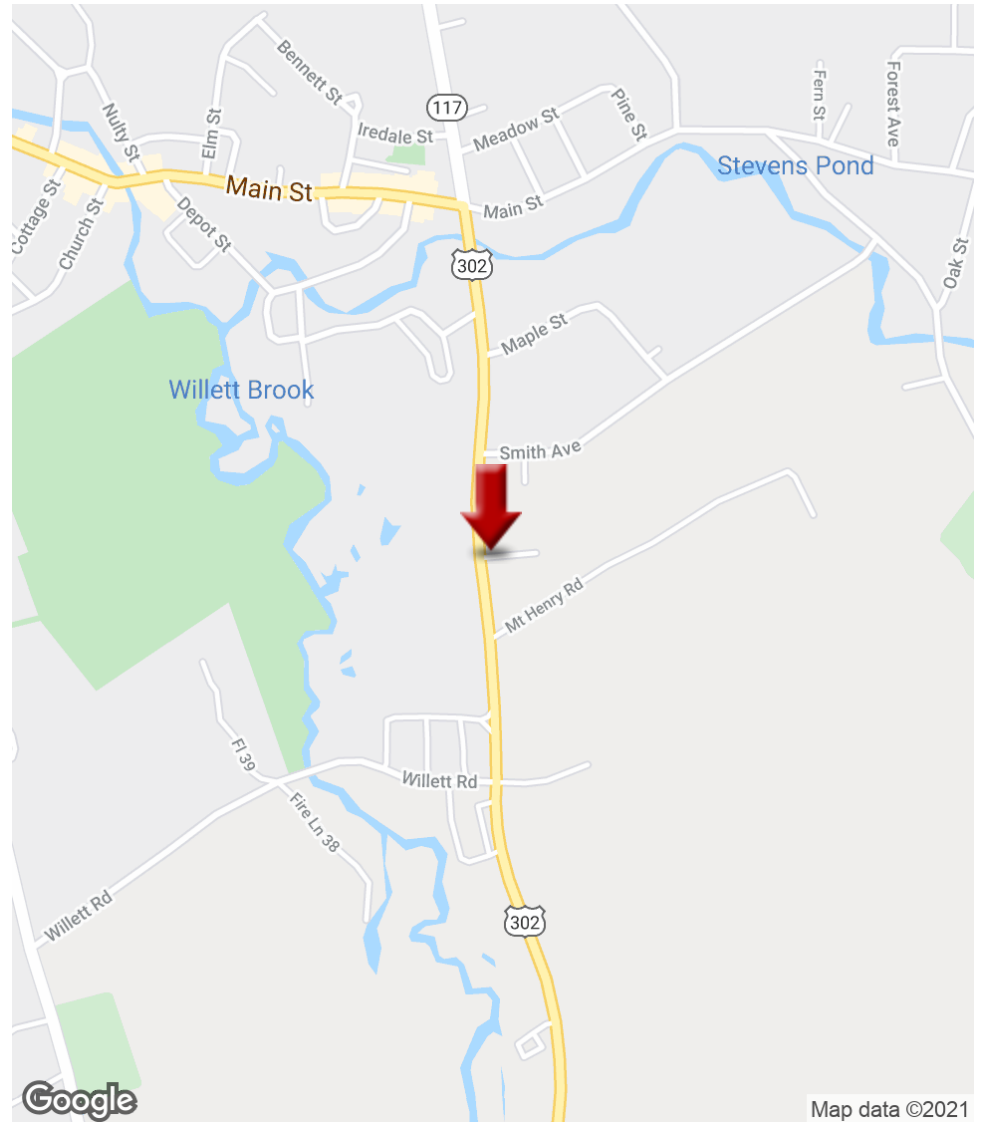
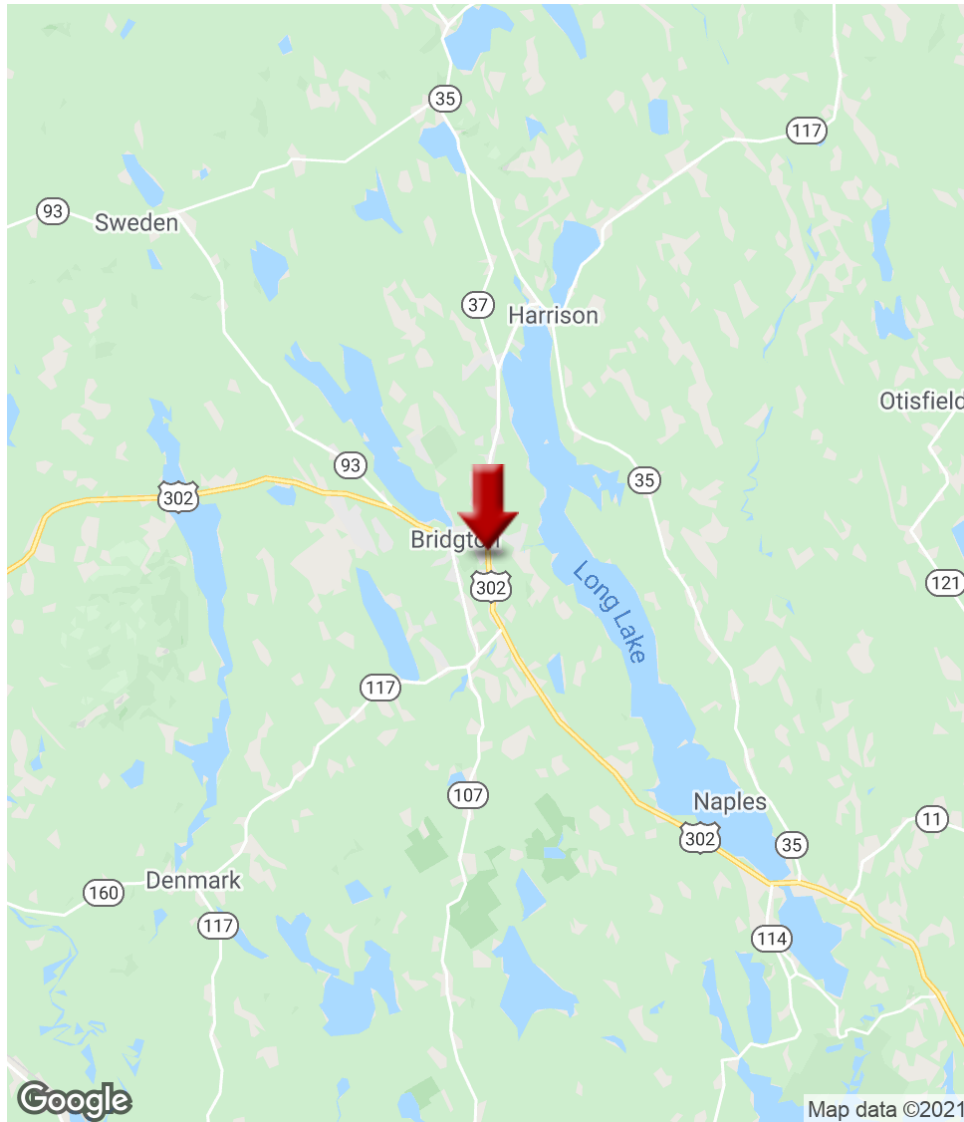
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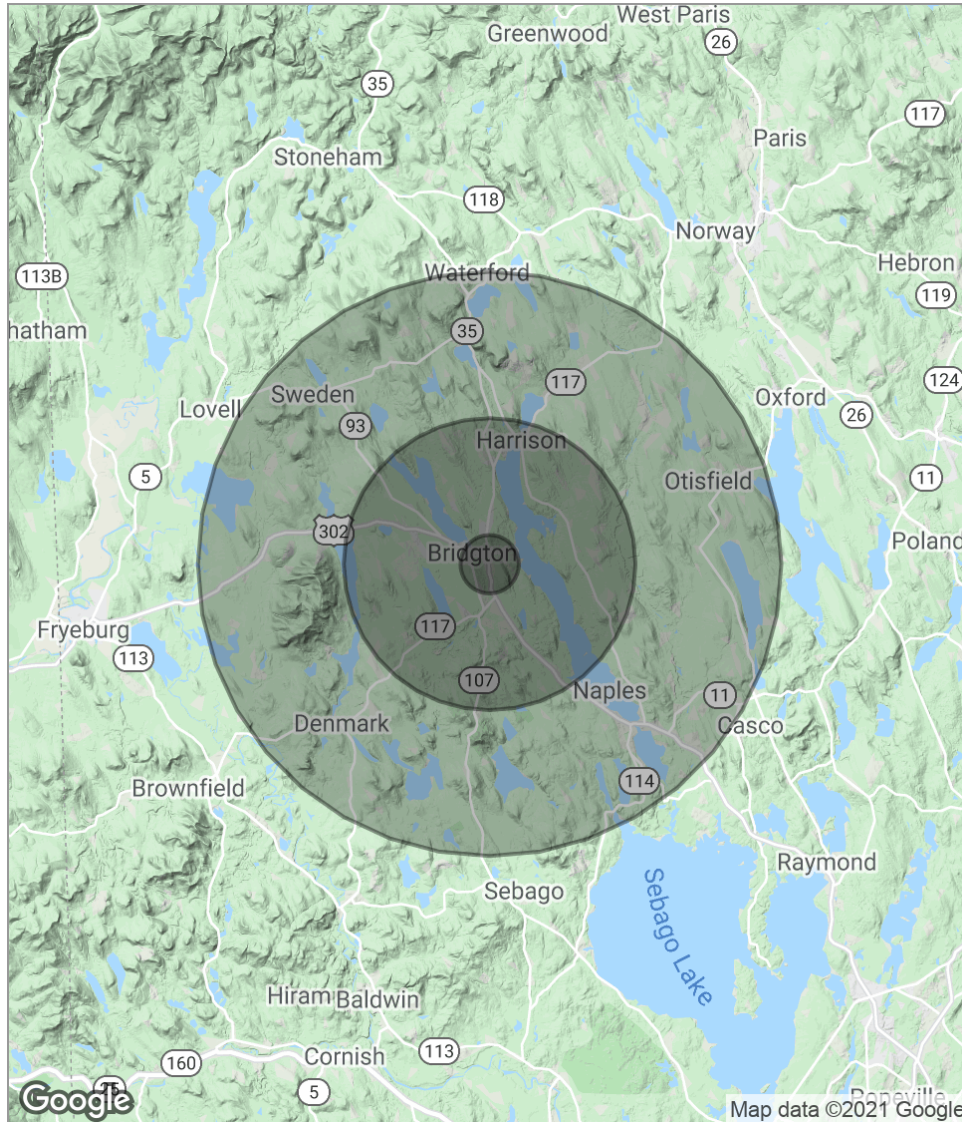
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	243	6,128	19,312
Median Age	45.6	45.7	44.9
Median Age (Male)	45.4	45.7	44.7
Median Age (Female)	46.3	46.1	45.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	106	2,668	8,143
# Of Persons Per HH	2.3	2.3	2.4
Average HH Income	\$50,841	\$52,684	\$56,149
Average House Value	\$210,413	\$220,604	\$239,645

* Demographic data derived from 2010 US Census

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