

# Commercial Building lot, US Route One (Scarborough, Maine)



Location **Maine**  
<https://www.genclassifieds.com/x-626897-z>

### SCARBOROUGH, ROUTE ONE: OWNER FINANCING.

1.3 Acre commercial development site with 320 feet of road frontage on the North bound side of Route One, Scarborough, Maine. Ideal location for a medical facility, although many other uses are permitted. The site is business zoned with 3 phase power, water, and sewer on the lot side of the road and two curb cuts. The Site is across from the new Maine Health Center. The site has a traffic count of 23,860 (2007 AADT) and the lot has been recently surveyed and boundaries marked. The site is located about a half mile from the Maine Turnpike Scarborough exit and a quarter mile from Oak Hill; the site is also about 15 minutes to Portland and 15 minutes to the Maine Mall. Asking \$209,000 with owner financing, will also consider a land lease. This site also allows the business to have full living quarters incorporated within building design.

Call Jeff at



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