

# FOR SALE | HIGH VISIBILITY MIXED-USE OPPORTUNITY

## 1680 US ROUTE 1, YORK, ME

FOR SALE



## PROPERTY OVERVIEW

The Boulos Company is pleased to present 1680 US Route 1 in York, Maine for sale. Situated on the prominent Route 1 corridor, the site is enhanced with a retail/office building, residential home, and a barn/workshop, while offering significant potential for future expansion.

- Engineering estimates for 4.16± acres of buildable area (2022)
- Improved site with large laydown area for existing business or future expansion
- Strong location along highly trafficked Route 1
- Close proximity to the New Hampshire border and York Beach
- Rare opportunity to acquire a versatile mixed-use property in York



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1680 US ROUTE 1, YORK, ME



Residential Home

## PROPERTY DETAILS

<b>LOT SIZE</b>	4.58± acres
<b>ASSESSOR'S REFERENCE</b>	Tax Map 230 Lot 149; Parcel ID 0100/0024
<b>BOOK/PAGE</b>	16452/0626
<b>ZONING</b>	RT1-6 Zone (Mixed-use zoning)
<b>YEAR BUILT</b>	Retail/Office Building: 2020 Residential Home: 1890
<b>3 BUILDINGS</b>	Retail/Office Building: 384± SF Residential Home: 987± SF Barn/Workshop: 1,500± SF
<b>SITE IMPROVEMENTS</b>	Retail/Office <ul style="list-style-type: none"><li>• Converted to office/restrooms</li><li>• Full renovation with mini split</li></ul> Barn/Workshop <ul style="list-style-type: none"><li>• New roof</li></ul> Lot <ul style="list-style-type: none"><li>• Clearing/grading of lot/fill</li><li>• Retaining wall</li><li>• Paving/packed gravel</li><li>• New septic; 939 GPD (gallons per day)/5 bedrooms + 22 employees</li></ul>
<b>UTILITIES</b>	<ul style="list-style-type: none"><li>• Public water; private septic</li><li>• Oil, propane</li></ul>
<b>PARKING</b>	Ample on-site parking and yard space
<b>ASSESSED VALUE</b>	Land: \$257,100 Building: \$371,500 Total: \$628,600
<b>ESTIMATED TAXES (2026)</b>	\$5,185.95
<b>SALE PRICE</b>	\$1,475,000





## LOCATION OVERVIEW

York, Maine offers a compelling opportunity within one of southern Maine's most desirable coastal communities. Renowned for its historic charm, scenic coastline, and exceptional quality of life, York attracts a diverse mix of year-round residents, seasonal visitors, and businesses seeking a presence in a thriving coastal market. The town's distinct villages—including York Harbor, York Village, York Beach, and Cape Neddick—provide a blend of walkable destinations, local businesses, recreational amenities, and strong community character. This unique combination of coastal appeal, economic vitality, and small-town charm continues to support sustained interest from residents, visitors, and investors alike.

## DISTANCE & DRIVE TIMES

	MILES	DRIVE TIME
BOSTON, MA	70	1 hr. & 20 mins.
PORTLAND, ME	45	50 mins.
PORTSMOUTH, NH	18	25 mins.
MANCHESTER, NH	60	1 hr. & 10 mins.

## CONTACT US



**CHRISTIAN STALLKAMP**  
 Senior Broker, Partner  
 +1 603.570.2696 D  
 +1 603.828.3818 C  
 cstallkamp@boulos.com



**KATHERINE GEMMECKE**  
 Associate Broker  
 +1 603.570.2685 D  
 +1 603.973.4256 C  
 kgemmecke@boulos.com

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