



2049 Post Rd

2049 Post Rd, Wells, ME 04090

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2049 Post Rd

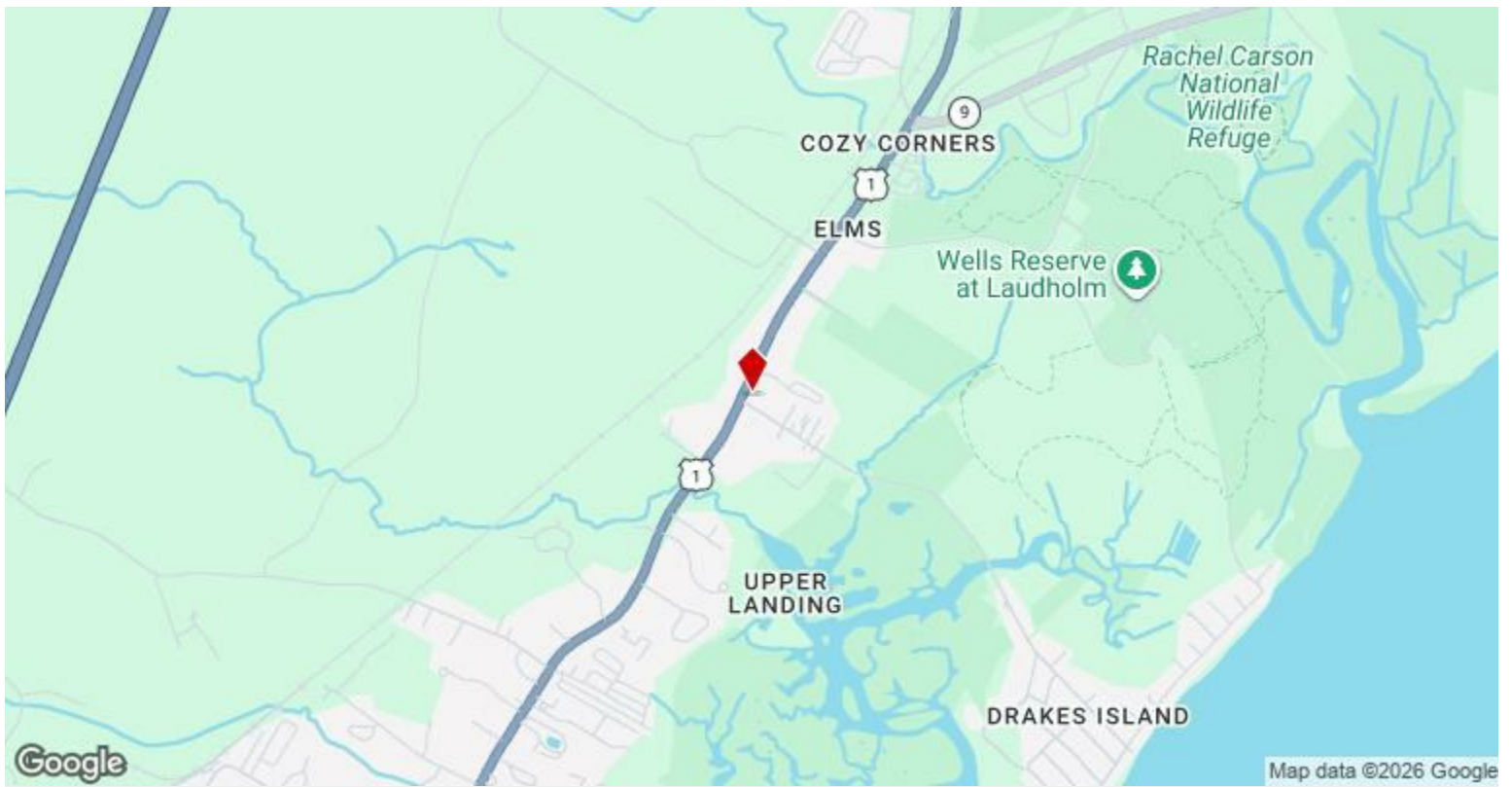
\$1,299,000

Prime retail opportunity located along the highly traveled Route 1 corridor in Wells, Maine. This 4,310± SF two-story commercial building offers exceptional visibility with approximately 148 feet of frontage on Post Road, providing strong exposure for retail and service-based businesses. The building features a distinctive post-and-beam construction with cathedral ceilings, creating a spacious and inviting retail environment. The open layout allows flexibility for a variety of uses including boutique retail, showroom, specialty retail, gallery space, or service-oriented businesses. In addition to the main building, the property includes a detached accessory structure offering garage space and unfinished square footage with potential for storage, workshop use, or future expansion. Situated on a 0.21± acre lot, the property provides on-site parking for approximately 10 vehicles. The location benefits from strong year-round traffic along Route 1, along with significant seasonal tourism...

- Prime Route 1 Retail Location
- Unique Retail Space with Flexible Layout
- Additional Building & On-Site Parking



Price:	\$1,299,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Building Class:	B
Sale Type:	Investment
Lot Size:	9,104 SF
Gross Building Area:	4,310 SF
No. Stories:	2
Year Built:	1978
Tenancy:	Single
Parking Ratio:	2.32/1,000 SF
Zoning Description:	GB
APN / Parcel ID:	WLLS-000144-000006-000000-B000000
Walk Score ®:	20 (Somewhat friendly)



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Property Photos



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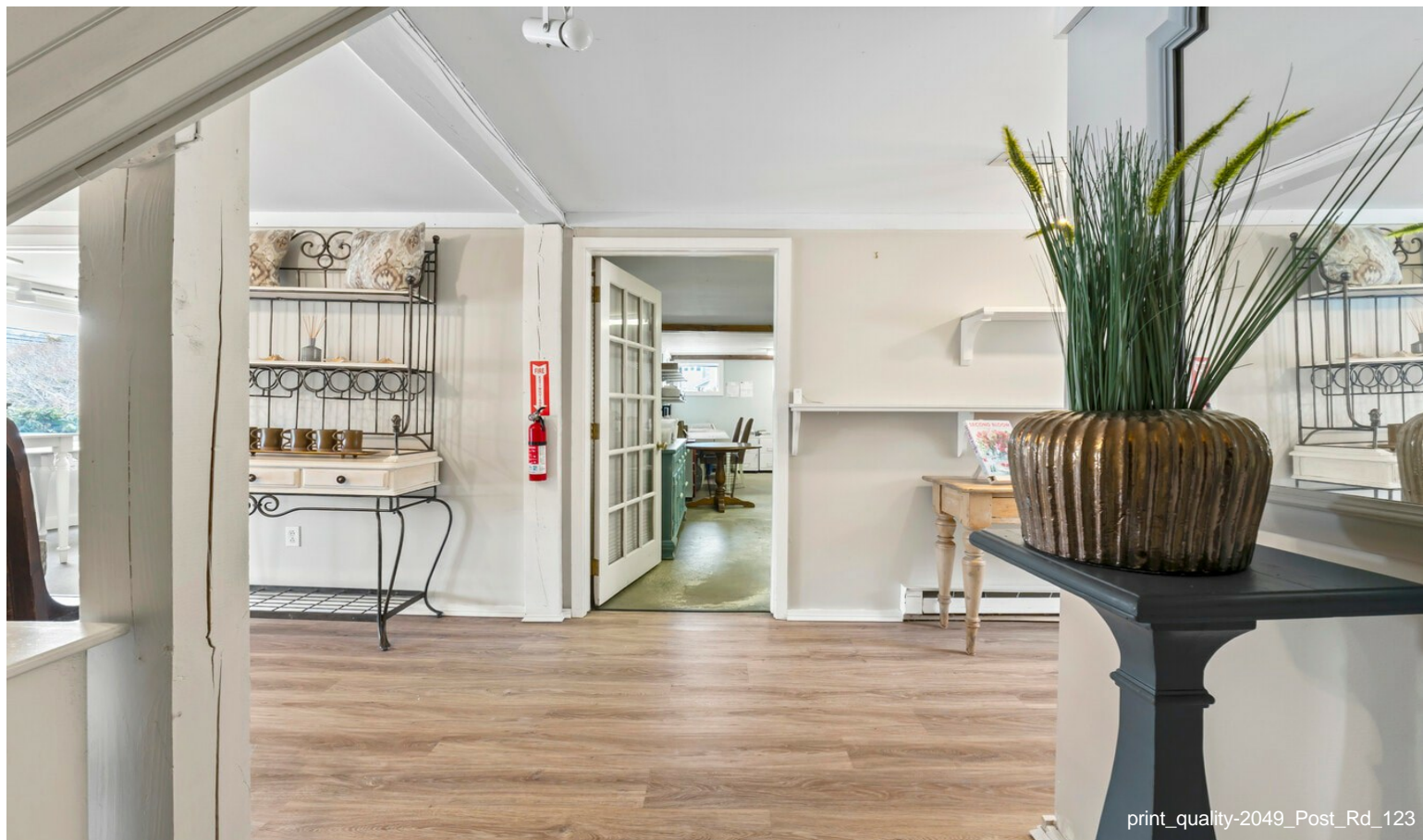
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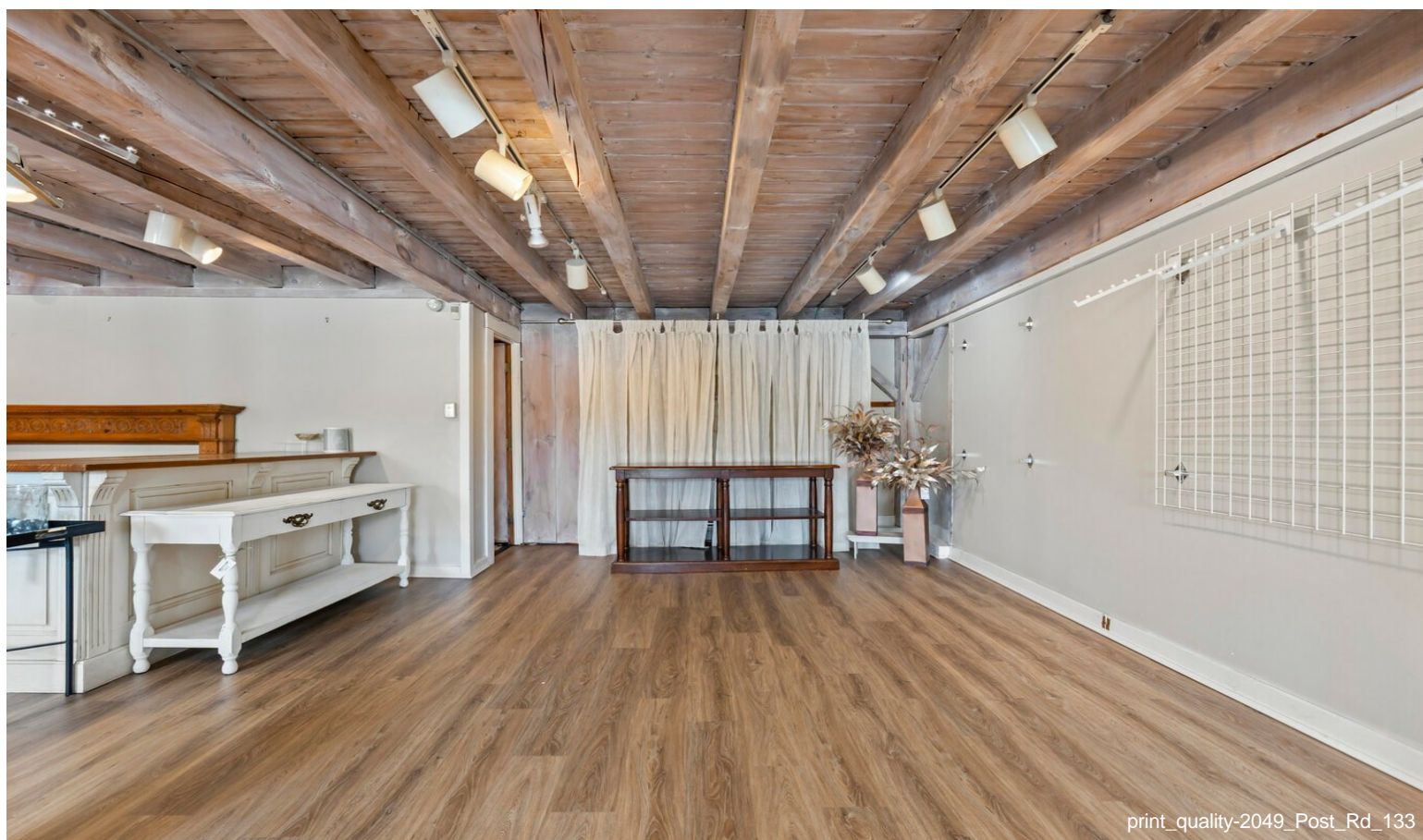


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