

Legacy Convenience & Fuel Asset Prime Route 26 Exposure 2 Pigeon Hill Road, Mechanic Falls, ME 04256



\$695,000

Property Features:



Prime Route 26 Exposure



Value-Add Opportunity



Income Stability

About:

2 Pigeon Hill Road offers more than a typical convenience store; this is a legacy, income-producing roadside asset with strong, embedded demand. Positioned along highly trafficked Route 26 in Mechanic Falls, the property benefits from exceptional visibility, consistent daily traffic, and a long-standing presence within the community. Its proven performance, easy access, and prime frontage make it an ideal opportunity for an owner-operator or investor looking to capitalize on a well-established location with continued upside potential.



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Property Information:



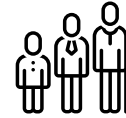
Population

1 mile: 613
3 miles: 4,341
5 miles: 9,668



Median Income

1 mile: \$103,559
3 miles: \$86,068
5 miles: \$91,374



Median Age

1 mile: 36 years
3 miles: 39 years
5 miles: 42 years

PRICE // \$695,000

LOT SIZE // 0.6 AC

AVAILABLE SF // 3,673

TENANCY // Multi

ZONING // General Industrial



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