

# FOR SALE • MIXED USE BUILDING

82 Portland Road • Kennebunk, ME



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## 1,944± SF MIXED USE SPACE

- Perfect location to relocate your business
- Newly renovated including new HVAC system, roof, plumbing, flooring, light fixtures and completion of the second floor
- ADA access with ramp

**SALE PRICE: \$495,000**



# PROPERTY SUMMARY

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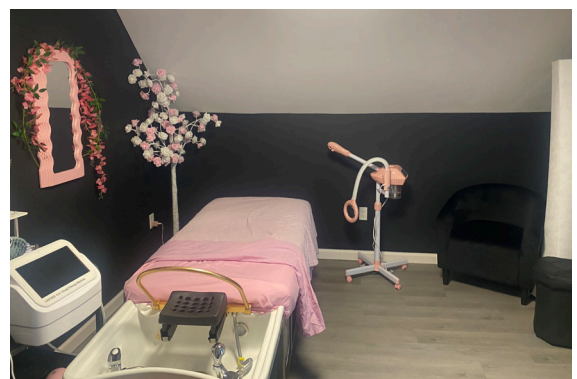
## Site Info

OWNER:	4A Properties LLC
DEED:	Book 19457, Page 17
ASSESSOR:	Map 35, Lot 17
LOT SIZE:	0.63± AC
PARKING:	Ample on-site
ZONING:	SC – Suburban Commercial District
PROPERTY TAXES:	\$36,000 (2026)



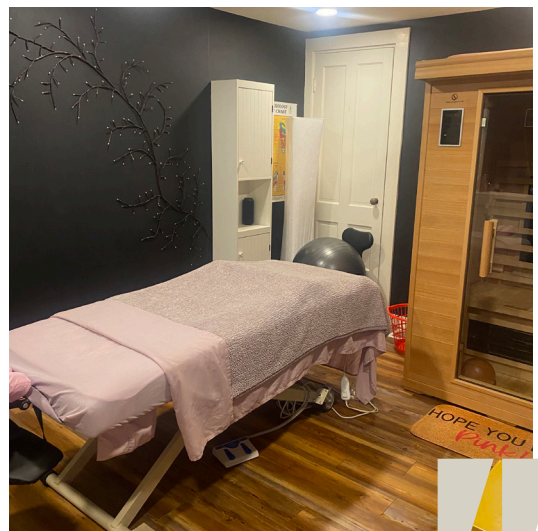
## Building Info

BUILDING SIZE:	1,032± SF plus 1,032± SF basement
YEAR BUILT:	1850; renovated in 2021
CONSTRUCTION:	Wood-frame
ROOF:	Shingle
SIDING:	Wood siding
FOUNDATION:	Full, unfinished
FLOORING:	Luxury vinyl
ELECTRICITY:	Circuit breakers
HVAC:	Direct vent furnace, forced air; oil Central air
UTILITIES:	Municipal water/sewer
KITCHEN:	Yes
RESTROOM:	Yes



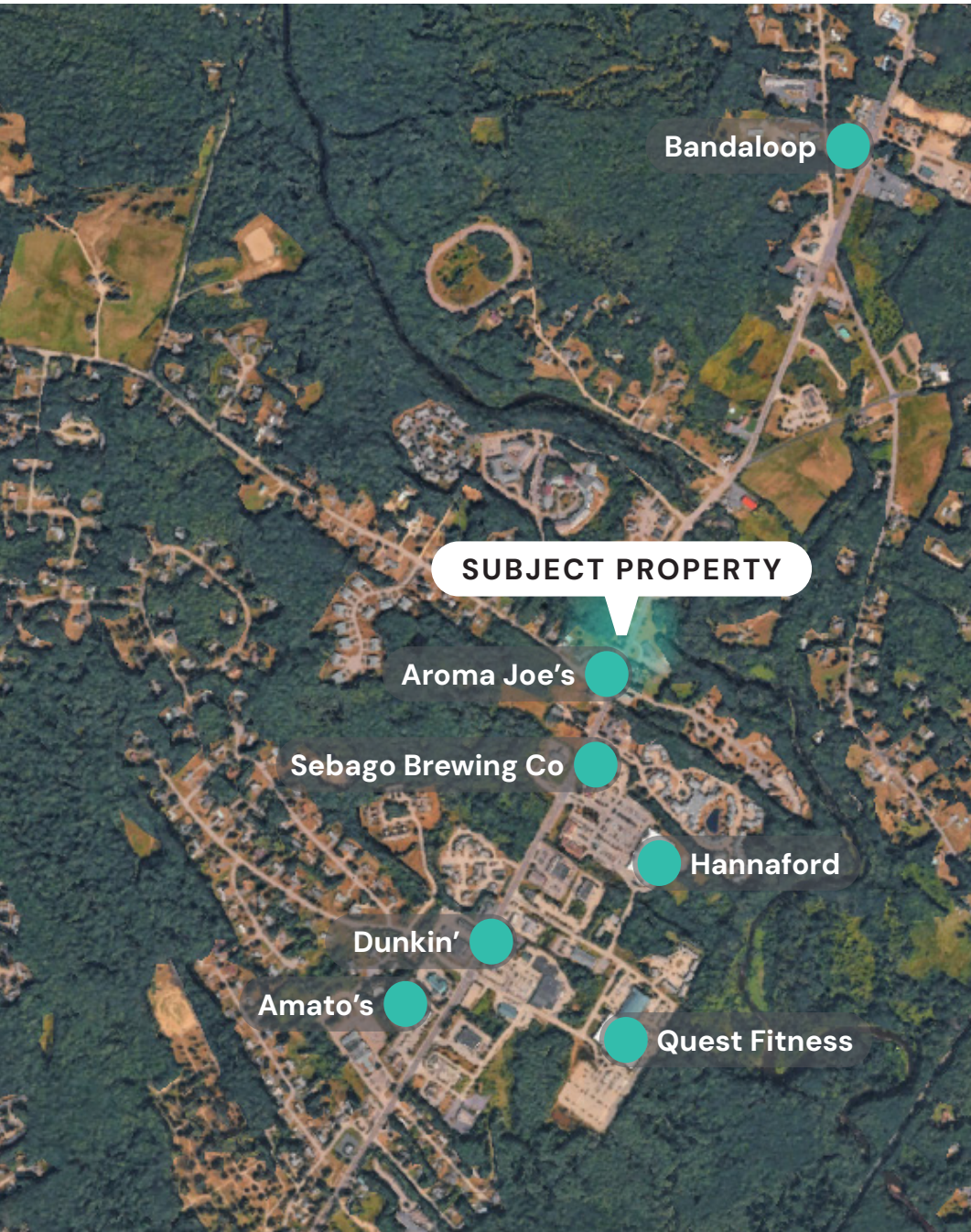
# PHOTOS

82 Portland Road • Kennebunk, ME



# LOCATION MAP

82 Portland Road • Kennebunk, ME



NEARBY

A collection of logos for nearby businesses. The logos are arranged in two columns. The top row features Sebago Brewing Co (blue oval with a shield) and Hannaford (red banner with fruit). The second row features Amato's (red tomato) and Dunkin' Donuts (orange and pink donut). The bottom row features Quest Fitness (black 'QF' with 'QUEST FITNESS' below) and Bandaloop (black 'BANDALOOP' with 'SINCE 2004' and a leaf icon).

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