



MAINE REAL ESTATE CO

# 204 Gray Road, Cumberland



## COMMERCIAL BUILDING FOR SALE

Prime 2010-built commercial building in the heart of Cumberland offering modern design, durable construction, and flexible layout options. Features include large open spaces, lofted office or storage, full basement, metal roof, and ample parking with dual entrances. Conveniently located on Route 100 with easy I-95 access, this versatile property suits a wide range of business uses in Cumberland's VCC zone.

**LISTED BY:** Karen Edgcombe ☎ 207-523-0198 ✉ karen@merealestateco.com  
& Sarem Al-Shawk ☎ 207-415-7986 ✉ Saremalshawk@gmail.com



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**Owner:** Gary Tims

**Price:** \$940,000

**Map/Lot:** U20, 56

**Square Footage:** 2,023 (finished)

**Zoning:** VCC

**Year Built:** 2010

**Deed:** Book 23165, Page 121

**Lease:** None

**Sprinkler:** No

**Lot Size:** 0.66 acres

**Parking:** 11-20 spaces

**Basement:** Full, unfinished

**Roof:** Metal

**Heating:** Boiler

**Construction:** Wood frame

**Water:** Private

**Sewer:** Private

**Surveyed:** Yes

**Ceiling Height:** 18 feet

**Flooring:** Hardwood, Tile

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1. Skillings Greenhouses    3. I-95/Cumberland Service Plaza  
2. Copp Motors Inc

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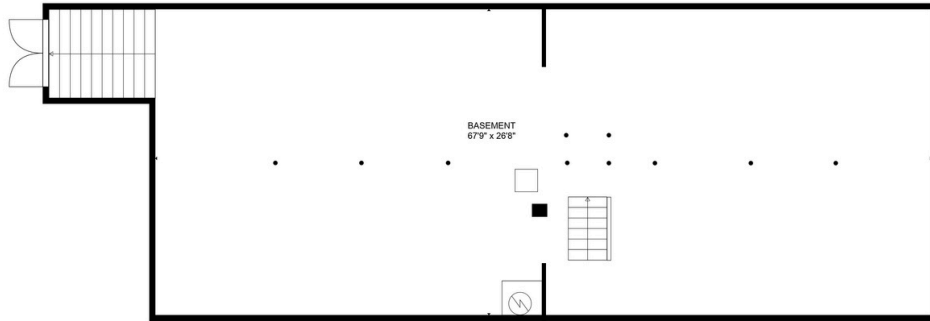


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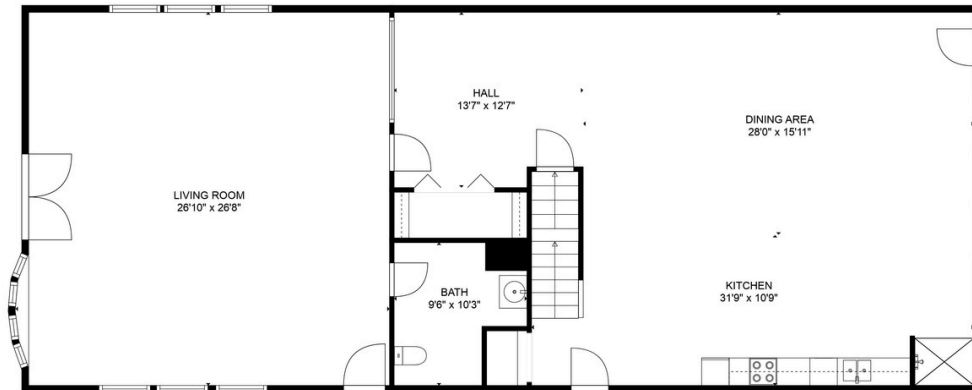
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**TOTAL: 3905 sq. ft.**

BELOW GROUND: 1882 sq. ft., FLOOR 2: 1815 sq. ft., FLOOR 3: 208 sq. ft.  
EXCLUDED AREAS: OPEN TO BELOW: 1453 sq. ft., LOW CEILING: 22 sq. ft., WALLS: 316 sq. ft.

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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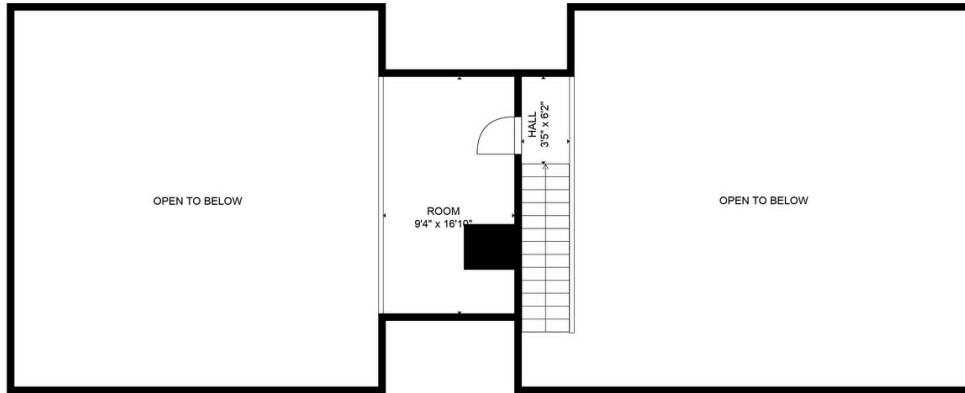


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