

MLS #: 1636435
Status: Active

County: Cumberland
Property Type: Commercial

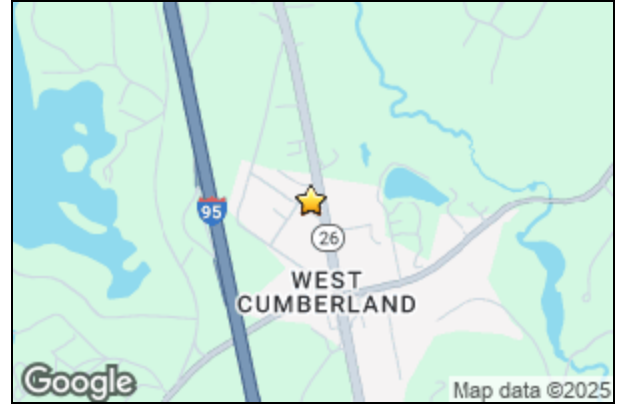
Public Detail Report

List Price: \$940,000
Original List Price: \$940,000



204 Gray Road
Cumberland, ME
04021-3122

List Price:
\$940,000
MLS#: 1636435



General Information

Year Built +/-: 2010 Lot Size Acres +/-: 0.66 Sqft Fin Total +/-: 2,023
Sub-Type: General Commercial

Land Information

Leased Land: No Zoning: VCC
Surveyed: Yes
Lot Size Acres +/-: 0.66

Interior Information

Leases: No Year Built +/-: 2010
Total SqFt: 2,023

Property Features

Utilities: Utilities On: Yes	Basement: Bulkhead; Full	Heat System: Hot Water
Building Features: Other Equipment; Storage	Construction: Wood Frame	Heat Fuel: Oil
Parking: 11 - 20 Spaces; Gravel; Off Street	Foundation Materials: Poured Concrete	Water: Private
Location: Business District; Near Shopping; Near Turnpike/Interstate	Exterior: Wood Siding	Sewer: Private Sewer
Electric: Circuit Breakers	Roof: Metal	Accessibility Amenities: Ramped Main Level
Gas: No Gas		

Tax/Deed Information

Book/Page 23165/121 Full Tax Amt/Yr: \$7,135/ 2024 Map/Block/Lot: U20//56
Tax ID: CMBL-000020-U000000-000056

Remarks

Remarks: Prime commercial opportunity in the heart of Cumberland! Built in 2010 with a modern design, durable construction, and a highly adaptable layout to suit a wide range of business needs. This well-maintained building features a metal roof, lofted office or storage space, and full basement for storage or expansion. Inside, you'll find two large, open spaces with high ceilings, excellent natural light, and flexible floor plan options. The property offers a large parking lot accommodating 15+/- vehicles, with two convenient entrances for easy access and flow. Located on Route 100 with quick connections to I-95, the building is perfectly positioned for both local and regional visibility. The following are just a few of the uses permitted in the Cumberland VCC zone that could be a great fit for this building - professional office, veterinary care, fitness studio, catering, daycare, and more. Whether you're seeking a new headquarters, an investment property, or a move-in ready space to grow your business, 204 Gray Road presents a rare opportunity in one of Greater Portland's most desirable communities.

LO: Maine Real Estate Co

Listing provided courtesy of:

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Prepared by Karen Edgcombe on Tuesday, September 16, 2025 9:47 AM.

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