

FOR SALE



TURNKEY RECREATIONAL MARIJUANA DISPENSARY/C-STORE

152 MAIN STREET, STRATTON, ME 04982

PROPERTY HIGHLIGHTS

- Prime location situated directly on Route 27 (Main Street), a major thoroughfare connecting Eustis, Sugarloaf, Flagstaff Lake, the Canadian border, and nearby recreational activities.
- High-traffic area with prominent roadside signage and easy access for both local patrons and tourists with convenient on-site parking maintained by the town.
- Recent improvements include updated electrical, HVAC, roof (2022), and security systems designed for retail operations.
- Seller would consider leasing back the marijuana dispensary. See broker for details.
- **SALE PRICE: \$525,000**



**THE BOULOS
COMPANY**

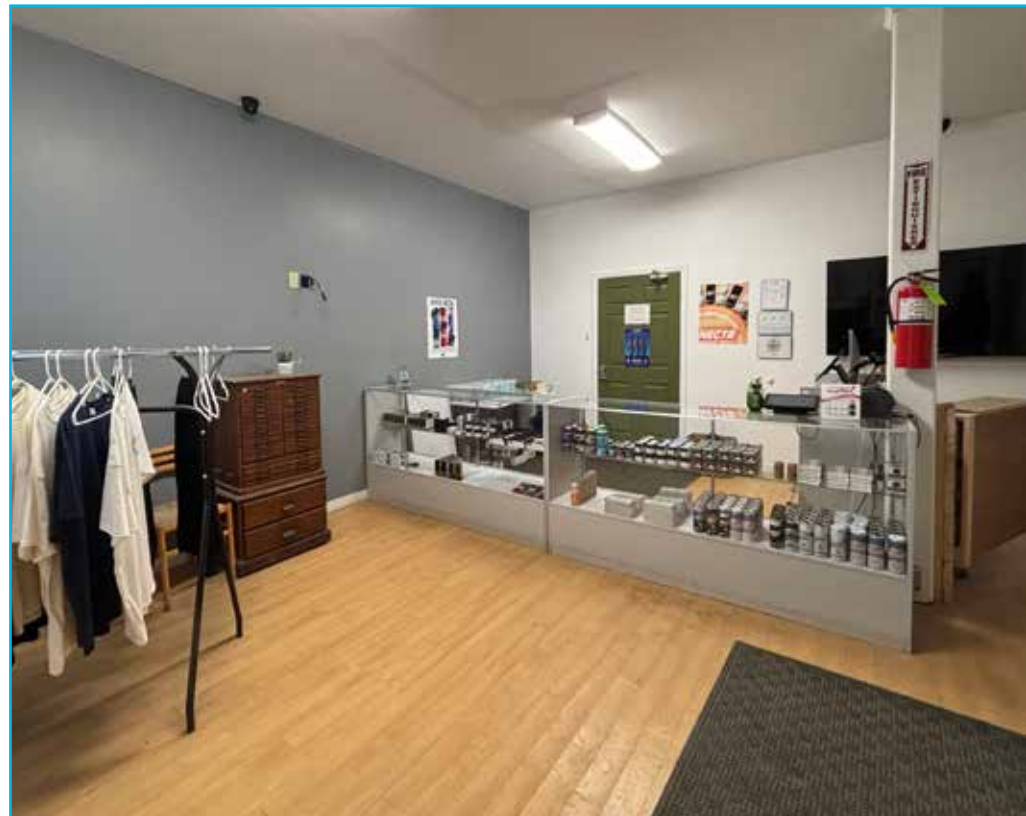


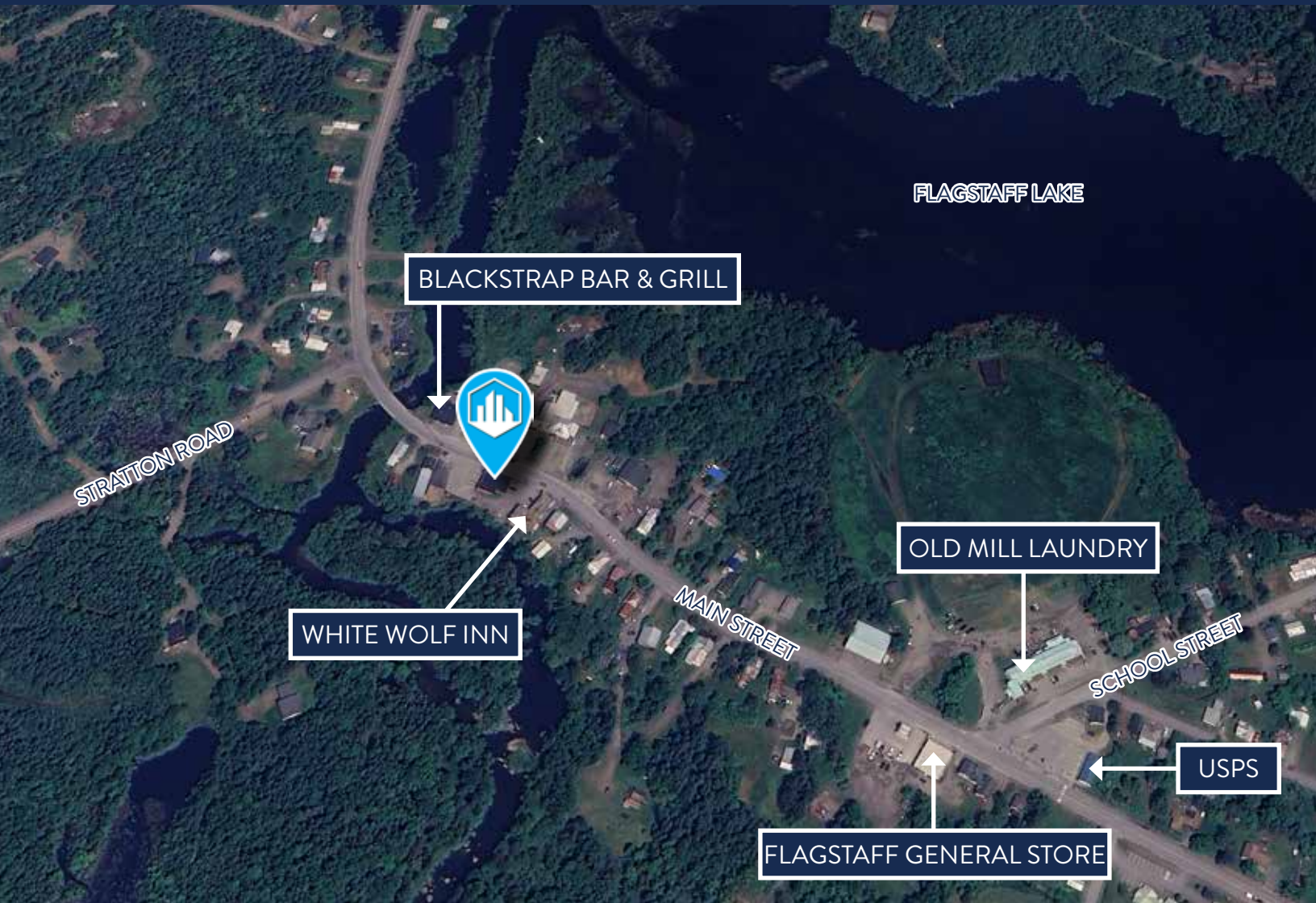
PROPERTY DETAILS

OWNER	Maine Central Realty, LLC
ASSESSOR'S REFERENCE	U05-034
DEED REFERENCE	4457/262
BUILDING SIZE	2,960± SF
NUMBER OF STORIES	One (1)
ZONING	GD- General Development
LOT SIZE	0.16± AC
LOT FRONTAGE	70± feet
YEAR BUILT	1920
UTILITIES	Municipal water, private sewer
POWER	Single Phase 220
HVAC	Oil-fired steam
RESTROOMS	One (1)
PARKING	About 10 spots in adjacent town-managed lot
AREA BUSINESSES	Backstrap Bar and Grill, White Wolf Inn, Flagstaff General Store
AREA AMENITIES	Bigelow Preserve, Sugarloaf
PROPERTY TAXES	\$1,459.04/year (FY 2025)
SALE PRICE	\$525,000



PROPERTY PHOTOS





CONTACT US



NOAH STEBBINS
PARTNER, BROKER
207.553.1727 D
207.400.6737 C
NSTEBBINS@BOULOS.COM



EMMETT FRUEH
ASSOCIATE
207.553.1739 D
207.749.3127 C
EFRUEH@BOULOS.COM

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