

READY FOR IMMEDIATE OCCUPANCY!



\$ 650,000



276 US Route 1, York, ME 03909

- » MLS #: 1530826
- » Other | 2,410 ft² | Lot: 75,794 ft² (1.74 acres)
- » First floor commercial office space
- » Three bedroom apartment on 2nd and 3rd floor
- » Detached 2-car heated garage/workshop
- » More Info: 276USRoute1.com



Lori Barrett, REALTOR[®]
Licensed in Maine and NH
(207) 337-1515 (Direct)
(207) 363-4300 (Office)
(207) 363-1458 (Fax)
LoriBarrettBroker@gmail.com
<http://www.LoriBarrettBroker.com>



**COLDWELL
BANKER**
YORKE REALTY

Coldwell Banker Yorke Realty
529 U.S. Route 1, Suite 101
York, ME 03909

YORK TWO-UNIT COM/RES BUILDING WITH 175' OF ROUTE 1 FRONTAGE! Excellent Route 1 visibility with easy access to this exceptionally-maintained property in the Route 1-2 zone and sited on 1.74 acres. The 1080 sf first level is currently being used as professional office and the 2nd and 3rd levels complete a 1330 sf, 3-bedroom, 2 full bath residential home. Detached 2-car heated garage is just steps away and provides additional storage, if needed. Wood floors, a spiral staircase to the third level, full laundry and woodstove hook up are just a few of the features of the living space. Previously, the commercial space was used as a doctor's office boasting 6 separate offices plus a large reception area and private solarium entry way. Many possible uses are allowed in this zone including a daycare center, retail sales, garden center, service business, medical facility or a private school. Commercial marijuana uses are currently prohibited in the Rte 1-2 zone. Great commuter location or work and play where you live! Other surrounding businesses include banks, grocery

ME Lic. #BR914300 / NH Lic. #065507.

©Properties Online, Inc. The above information including square footage is deemed reliable but has not been independently verified and cannot be guaranteed. Coldwell Banker[®] and the Coldwell Banker Logo are registered trademarks licensed to Coldwell Banker Real Estate INC and used by Properties Online, Inc. with permission. An Equal Opportunity Company. Equal Housing Opportunity.

