

13 COTTAGES AND RETAIL FOR SALE

GATEWAY COTTAGES & COMMERCIAL RETAIL

179 US 1 Route 27, Edgecomb, ME 04556



OFFERING SUMMARY

SALE PRICE:	\$550,000
NUMBER OF UNITS:	13
AVAILABLE SF:	
LOT SIZE:	5.6 Acres
BUILDING SIZE:	5,000 SF
RENOVATED:	2015
ZONING:	Commercial
MARKET:	Commercial
TRAFFIC COUNT:	19,380
PRICE / SF:	\$110.00

PROPERTY OVERVIEW

Ideally situated on Route 1 and Route 27 (on the way to Boothbay Harbor Region) this 5+acre lot provides an average daily traffic count of 20,000 cars per day. The property has two unique commercial uses. There is a vacant one-story commercial building and an additional vacant building along Route 1. This commercially zoned space is an excellent opportunity for redevelopment and repositioning on the highly traveled US Route 1 near Wiscascasset and just a few minutes to nearby restaurants, shopping, and ten miles from the Boothbay Harbor Region. The second area of opportunity are the 13 renovated cottages which are situated on a bluff with seasonal water views of the Sheepscot River offering an additional revenue source.

PROPERTY HIGHLIGHTS

- Annual average daily traffic 19,380 (2017)
- 5.6+acres of land offers the potential for further development
- Excellent retail opportunity along Route 1
- 955 +/- feet of frontage on Routes 1 and 27
- 13 renovated cottages (5-one-bedroom, 8 studios, 14 cottages total)
- Nearby to the popular tourist area of Boothbay Harbor and its numerous attractions

KW COMMERCIAL
50 Sewall Street,
Second Floor
Portland, ME 04102

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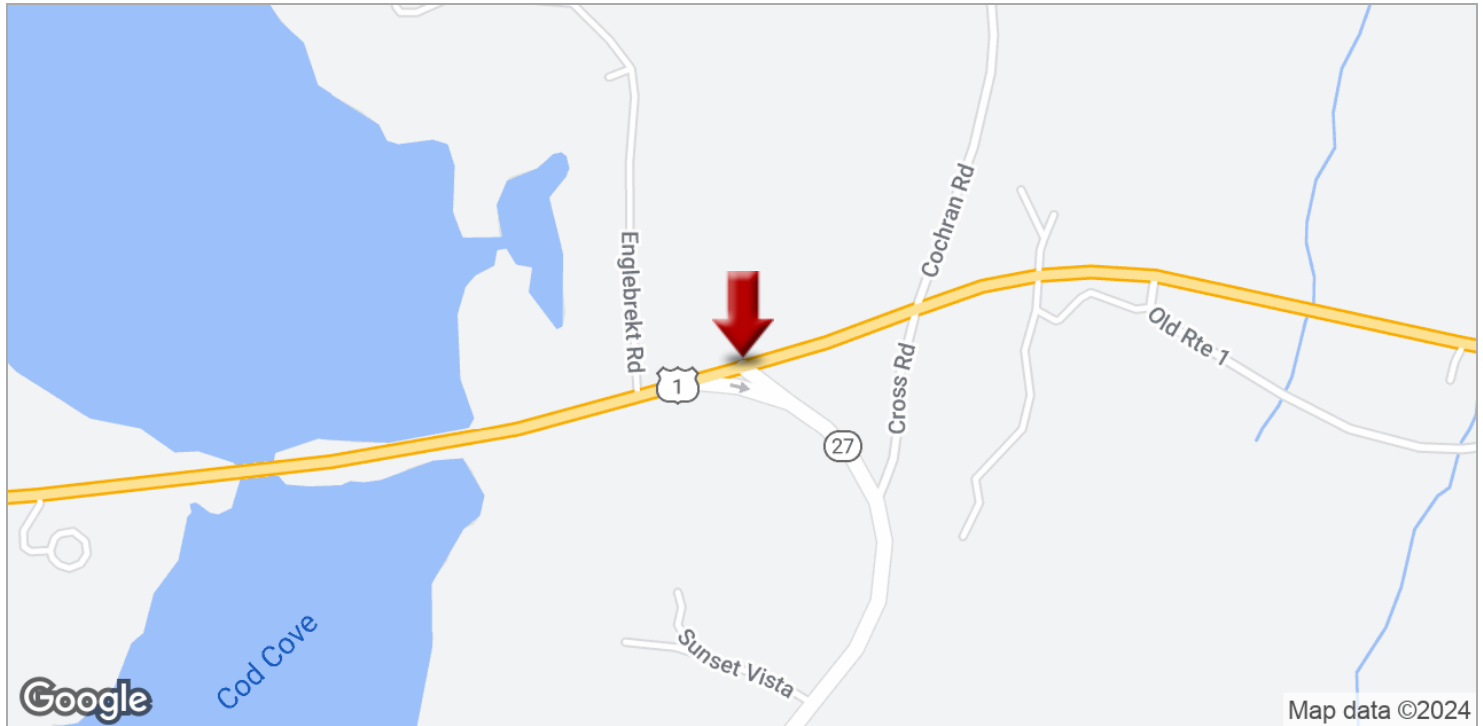
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RETAIL FOR SALE

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PROFESSIONAL BACKGROUND

Dave Costello has been a business leader in the Greater Portland community for more than 30 years. He previously owned and operated Sun Media Group, whose holdings included companies from Southern, Central, and Western Maine. Within the industry his roles included buying, selling, managing, and developing businesses. In commercial real estate, and also worked with Daigle Commercial Group, specializing in the hospitality industry.

Dave has extensive experience in management, technology, marketing, and customer service. He brings excellent negotiation skills, a broad knowledge of the local business market, and a passion for helping people facilitate business goals. Dave is an innovative business leader who provides a broad scope of possibilities for his clients using a full range of professional resources.

Rock Water Group of KW Commercial offers business consulting and commercial real estate services to owners and family-owned businesses, backed by more than three decades in the Maine business market.

Dave is a licensed broker in Florida, specializing in assisting clients in locating investment properties, acquiring businesses, or securing second homes.

EDUCATION

BS Rochester Institute of Technology

MBA Husson University

MEMBERSHIPS

GPBR - Greater Portland Board of Realtors

MCAR - Maine Commercial Real Estate Association

NECPE- New England Commercial Property Exchange

NAR- National Association of Realtors

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