

## KEY ATTRIBUTES

- Classic historic beachside property steps from Old Orchard Beach in Beachfront Resort District
- Charming three-story house; separate carriage house (with two apartments) separate garage built in 1910 - all with significant upgrades
- 15 to 17 bedrooms, 7 to 9 bathrooms, 5 kitchen areas, a surf and skateboard shop, separate garage/surf shack, and charming porch with rocking chairs at beach entrance
- Income-producing property perfect for investors or business owners
- Mixed-use commercial and residential property with 3 Town business licenses in place that are transferrable to a buyer; contact broker
- Current uses include:
  - Owner's first floor dwelling that can be converted for many types of commercial uses
  - First floor retail surf shop selling attire, also offers surf camps, classes, and board rentals
  - Seasonal residential rentals on upper floors
  - Separate garage for storage of surf equipment for rental or surf camps
- The entire property is equipped with a fire safety suppression system
- Four to eight residential units per the Town of Old Orchard Beach
- Except for family pieces, furnishings may be included if desired
- Conveniently located within walking distance from restaurants, cafes, public transportation, The Pier, Palace Playland and other entertainment



**Roxane A. Cole, CCIM**  
Managing Member  
COMMERCIAL BROKER



Individual Member



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# FOR SALE

## 6 UNION AVENUE

OLD ORCHARD BEACH, ME



SURF SHOP

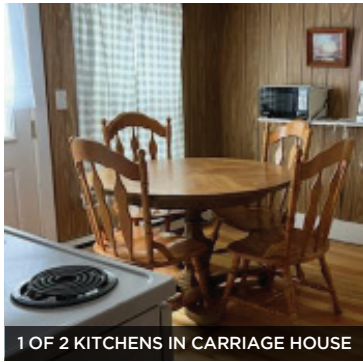


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**ROXANE COLE**  
COMMERCIAL REAL ESTATE LLC



1 OF 2 KITCHENS IN CARRIAGE HOUSE



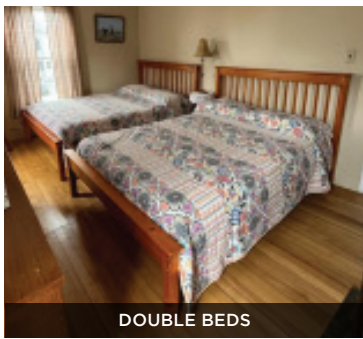
CARRIAGE HOUSE



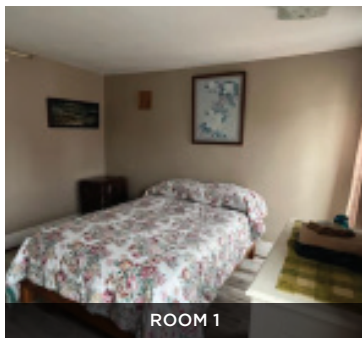
CARRIAGE HOUSE



OWNER'S DWELLING



DOUBLE BEDS



ROOM 1



OWNER'S SURF SHOP



ROOM 11



CLOSE TO OCEAN

## PROPERTY DATA

### OWNER

Sherri A. Tripp

### ASSESSOR

Map 316 Block 13 Lot 15

### DEED

Book 17821 Page 0650

### ZONING

Beachfront Resort District  
(contact Broker)  
Noted as 4 to 8 unit by the  
Town; licensed for 16 units  
with the Town

### UTILITIES

Municipal water/sewer,  
propane, electric, sprinkler  
system throughout  
(MAINE FIRE PROTECTION  
SYSTEM/DESIGNED AND IN-  
STALLED BY DEAN &  
ALLYN AND INSPECTED  
YEARLY)

### PARKING

9 to 10 spaces on site;  
parking lot nearby

### SQUARE FOOTAGE

5,095± SF for house and  
Carriage House, per Town  
of Old Orchard Beach

### PRICE

\$2,600,000 (\$510.20/SF)

### IMPROVEMENTS

- 2023** New Roof Surf Shack  
(THOMPSON CONSTRUCTION)
- 2022** Propane Heating Stove/  
Remote not electric needed  
(JOTUL/EMBERS SOPO/COASTAL  
TECH)
- 2022** New Decks/pressure treated  
wood (THOMPSON CONSTRUCTION)
- 2022** Updated sump pumps  
(STANDARD ELECTRIC)
- 2021** New Windows throughout  
the entire property (ATLANTIC  
WINDOW AND SIDING)
- 2021** New doors/sliders  
(ATLANTIC WINDOW AND SIDING)
- 2021** Refinished all hardwood  
floors (JIMMY'S FLOORING)
- 2021** Painted Carriage house  
exterior (TENNY'S PAINTING)
- 2021** New siding Main House  
(THOMPSON CONSTRUCTION)
- 2021** updated electrical on first  
floor/added outside lighting
- 2020** Tankless Hot Water Tank  
for 4 to 8 multi-unit  
(INSTALLED BY COASTAL TECH)
- 2020** Heat Pump Mitsubishi/  
serviced yearly (INSTALLED BY  
JAKE BROWN HVAC)
- 2019** Blown insulation throughout  
Main Building (HEATMIZER  
INSULATION LLC)
- 2019** Spray foamed basement  
(HEATMIZER INSULATION LLC)
- 2019** New roof main house  
(PENNA ROOFING)
- 2017** New Front Deck/Railings  
(THOMPSON CONSTRUCTION)
- 2016** New roof Carriage house  
(CODORE CONSTRUCTION)



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