

# Historic Working Barn

## 1413 Post Rd, Wells, ME 04090

Listing ID: 30819298  
Status: Active  
Property Type: Special Purpose For Sale  
Special Purpose Type: See Agent  
Size: 3,311 SF  
Sale Price: \$249,000  
Sale Terms: Cash to Seller

### Overview/Comments

This handsome, functional barn located in Seagull Resort and Condominiums, US Route 1, Wells, is a magnificent historic structure that spans three levels. The sturdy construction features rugged wood beams, beautiful structure and enjoys a view of the water from windows at the rear of the first floor. Add windows on the upper floor to take full advantage of an extremely rare opportunity to capture expanded coastline views. General Business zoning allows a variety of commercial uses - contact Roxane to discuss possibilities to put this property to work for your business or hobby.



### More Information Online

<https://www.newenglandcommercialproperty.com/listing/30819298>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority:	Town of Wells	Property Use Type:	Vacant/Owner-User, Business
Tax ID/APN:	0129/031 Barn	Building/Unit Size (RSF):	3,311 SF
Special Purpose Type:	Other	Usable Size (USF):	3,311 SF
Zoning:	GENERAL BUSINESS	Sale Terms:	Cash to Seller

### Area & Location

Property Located Between:	Wells Corner and Dunkin Donuts on US Route 1, Wells	Highway Access:	The barn is located in Seagull Resort and Condominiums which has a curb cut on US Route 1, Wells
Property Visibility:	Good	Site Description:	Condominium unit without separate land ownership.
Largest Nearby Street:	US Route 1, Wells		
Traffic/Vehicle Count:	12,000		

**Area Description** Not far from where Route 109 intersects with US Route 1 at Wells Corner after travelling east from the Maine Turnpike exit. Seagull Resort and Condominiums overlooks the splendor of the Wells National Estuarine Research Reserve, the Rachel Carson National Wildlife Refuge, the cottages along Atlantic Avenue, and the famed sandy beaches of Wells.

### Building Related

Total Number of Buildings:	1	Exterior Description:	Wood clapboard and wood shingles. Roof replaced July 2022.
Number of Stories:	3	Parking Type:	Surface
Typical SF / Floor:	2,508 SF	Parking Description:	Two parking spaces are included with the barn.
Property Condition:	Fair	Passenger Elevators:	0
Year Built:	1900	Freight Elevators:	0
Construction/Siding:	Wood Frame	Sprinklers:	None

**Interior Description** The main floor is comprised of a central open area revealing the building structure upon entering the barn, in addition to enclosed sections along the sides. Two bathrooms on the first floor have been utilized in the past. The partial upper floor at the rear offers an ideal opportunity for creating office or work area with stunning views awaiting the addition of windows. The lower level has loading doors with some daylight and storage areas.

### Land Related

---

Lot Frontage:	N/A	Sewer Type:	Municipal, None
Lot Depth:	N/A	Land Ownership:	Condominium
Water Service:	Municipal, None		

**Zoning Description** General Business zoning offers a variety of commercial uses that comply with the use of two parking spaces (located at the front of the barn). Contact Roxane for additional information. Though the use is listed in the General Business Zone, residential use is not allowed in the barn because Seagull Resort and Condominiums is fully built with the maximum number of allowed residential units.

### Financials

---

Finance Data Year:	2022
Real Estate Taxes - Annual(\$):	\$870.70 (Annual)

### Location

---

Address:	1413 Post Rd, Wells, ME 04090
County:	York
MSA:	Portland-South Portland



## Property Images



Barn Rear



Barn First Floor Interior



View of Marsh and Wells Beach

## Property Contacts



**Roxane A. Cole**

Roxane Cole Commercial Real Estate, LLC  
207-653-6702 [M]  
207-653-6702 [O]  
rcole@roxanecole.com