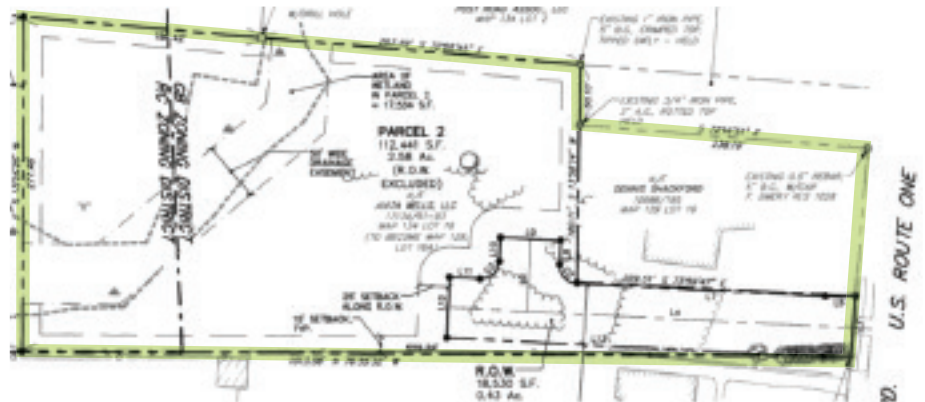


FOR SALE

3.6± ACRE DEVELOPMENT SITE
1506 POST ROAD, WELLS ME

KEY ATTRIBUTES

- Prominent new development site located on US Route 1 in the Wells Town Center
- Walkable to schools, shopping, restaurants, the Wells Harbor recreation area, and the Rachel Carson National Estuarine Wildlife Refuge
- Ongoing residential growth in Wells and surrounding towns has created demand for new commercial development and residential development in town
- General Business Zoning allows a variety of commercial and residential uses
- Municipal Water and Sewer on site; Natural Gas on Route 1 across from the site
- Traffic Count, up to 15,000 vehicles
- Strong demographics
- Wells is a very popular coastal town with sparkling beaches, boating, kayaking, fishing, golf and excellent schools which, is easily accessed via Maine Turnpike Exit 19 and Amtrak's Downeaster



Roxane A. Cole, CCIM
Managing Member

COMMERCIAL BROKER
rcole@roxanecole.com



Individual Member

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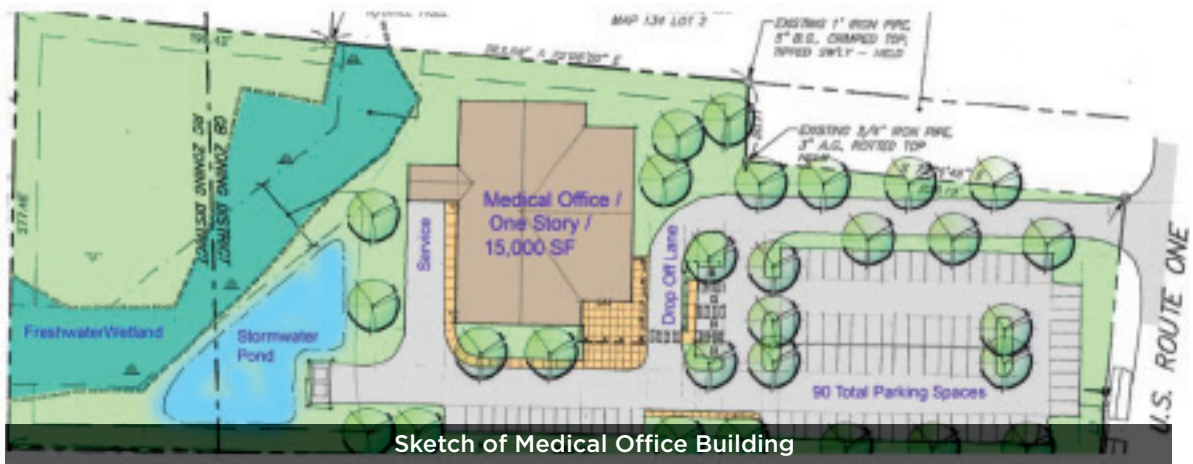


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Sketch of Medical Office Building



Sketch of Retail or Office Plaza

CONTACT BROKER TO DISCUSS DENSITY FOR RESIDENTIAL DEVELOPMENT

ASSEMBLAGE

Two parcels are being combined to create the 3.6+/- acre development lot. The property fronting on US Route 1 was formerly a residence with a barn. The structures on that property were removed after the property was recently purchased by the current owner. Environmental paperwork is available from the current owner. The adjacent land to the west of the front parcel consists of undeveloped field and woods which is excess land that was not needed when Avita Memory Care was developed in that area. Contact broker for more information.

PRICE

\$1,800,000



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