



\$ 650,000



276 US Route 1, York, ME 03909

- » Beds: 3 | Baths: 2 Full, 1 Half
- » MLS #: 4917843
- » Single Family | 2,410 ft² | Lot: 75,794 ft² (1.74 acres)
- » More Info: 276USRoute1.IsForSale.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
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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 a professional office and the 2nd and 3rd levels complete a 1330 sf, 3-bedroom, 2 full bath residential home. Detached 26" x 30" two-car heated garage is just steps away and provides additional storage, if needed. Private entrance, 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 store, restaurants, gas stations, garden centers, retail shops and a thriving business center. Only 1-hour to Boston, 10 minutes to Portsmouth, NH and 45 minutes to the Portland Jetport. Local public beaches, recreational river activity access, shopping, golf, tennis and boating all nearby. Also listed as commercial.

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