



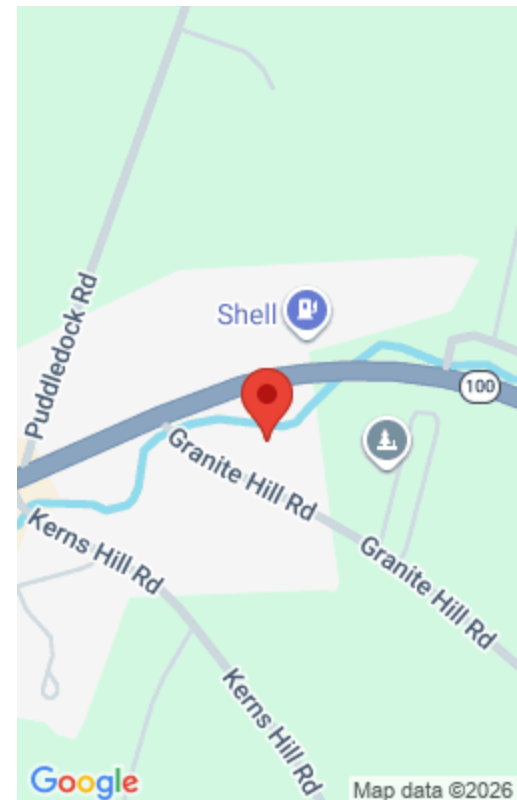
**\$399,000**

- 0 baths
- General Commercial
- Commercial Sale
- Active

## **14 GRANITE HILL ROAD, MANCHESTER, ME, 04351**

<https://agent207.com>

Set on a nearly 1 acre corner lot at the busy intersection of Rt. 202 and Granite Hill Rd. in Manchester, this property offers high visibility, flexible layout, and prime zoning. Located in the General Development district, it opens the door to an array of uses—including medical or professional offices, retail, service-based businesses, or even [...]



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## Basics

**Category:** Commercial Sale

**Status:** Active

**Lot size:** 0.92 sq ft

**Lot Size Acres:** 0.92 acres

**Business Type:** Commercial, Development, Freestanding Building, Medical, Office Building, Retail, Flex, Child Care

**Type:** General Commercial

**Bathrooms:** 0 baths

**Year built:** 1976

**Zoning:** GEN DEV

**County:** Kennebec

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## Building Details

**Building Area Total:** 2882 sq ft

**Heating:** Zoned, Hot Water, Heat Pump, Baseboard

**Building Features:** Generator

**Foundation Details:** Concrete Perimeter

**Basement:** Daylight, Finished, Full, Walk-Out Access

**Construction Materials:** Vinyl Siding, Wood Frame

**Stories:** 3

**Roof:** Shingle

**Levels:** Multi-Level

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## Amenities & Features

**Electric:** Photovoltaics Seller Owned, Circuit Breakers

**Parking Features:** Gravel, 11 - 20 Spaces, On Site, Off Street

**Interior Features:** Storage

**Cooling:** Window Unit(s), Heat Pump

**Flooring:** Tile, Laminate, Carpet

**WaterSource:** Public

**Lot Features:** Near Turnpike/Interstate, Near Airport, Business District

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## Courtesy of

**List Office Name:** Listings Direct

