



**\$350,000**

## **22 LAUDHOLM FARM ROAD, WELLS, ME, 04090**

<https://agent207.com>

Introducing a versatile commercial opportunity at 22 Laudholm Farm Rd, Wells, ME 04090, ideally designed to support a wide range of business operations, including contractors, trades, retail services, and service-based professionals. Strategically positioned on highly visible Route 1, this property offers high exposure to daily traffic with convenient access for clients, suppliers, and service vehicles. [...]



- 0 baths
- Mixed Use
- Commercial Sale
- Active



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## Basics

**Category:** Commercial Sale

**Status:** Active

**Lot size:** 1.43 sq ft

**Subdivision Name:** Coastal Commons

**Zoning:** GB

**County:** York

**Type:** Mixed Use

**Bathrooms:** 0 baths

**Year built:** 2025

**Lot Size Acres:** 1.43 acres

**Business Type:** Business Park, Commercial, Executive Suites, Medical, Neighborhood Center, Office Building, Retail, Warehouse, Other, Industrial, Flex, Distribution

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## Building Details

**Building Area Total:** 1000 sq ft **Construction Materials:** Vinyl Siding, Vertical Siding, Shingle Siding, Wood Frame

**Sewer:** Public Sewer

**Heating:** Heat Pump

**Stories:** 1

**Building Features:** Fire System, Overhead Doors, Sprinkler - Dry

**Roof:** Shingle

**Foundation Details:** Concrete Perimeter, Slab

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## Amenities & Features

**Electric:** Underground, On Site, Circuit Breakers

**Flooring:** Concrete

**Parking Features:** 21+ Spaces, On Site, Paved

**WaterSource:** Public

**Lot Features:** Near Turnpike/Interstate, Business District, Office Park

**Cooling:** Heat Pump

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## Fees & Taxes

**Association Fee Frequency:** Monthly



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# Courtesy of

**List Office Name:** The Maine Real Estate Experience

