



46 Ox Cart Ln, Wells, ME 04090

**\$2,200,000**

## 46 OX CART LANE, WELLS, ME, 04090

<https://agent207.com>

Prime development opportunity in Wells! This nearly 2-acre parcel (1.74 acres) offers ROW access to the ocean and public beach, plus it directly abuts the Webhannet River/Marsh. Currently, a 1930's camp sits on the lot...but this offers more than just a renno project! Ideal for an investor looking to build 4-6 structures (pending town/DEP approvals). [...]

- 0 baths
- Investment
- Commercial Sale
- Active



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## Basics

**Category:** Commercial Sale

**Status:** Active

**Lot size:** 1.74 sq ft

**Lot Size Acres:** 1.74 acres

**Business Type:** Bed & Breakfast, Development, Freestanding Building, Hotel/Motel, Retail, Restaurant, Other, Flex, Convenience Store, Child Care

**Type:** Investment

**Bathrooms:** 0 baths

**Year built:** 1930

**Zoning:** Beach Buisness

**County:** York

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## Building Details

**Building Area Total:** 914 sq ft

**Sewer:** Public Sewer

**Stories:** 1

**Basement:** Brick/Mortar, Crawl Space, Dirt Floor, None

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

**Heating:** None

**Roof:** Shingle

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## Amenities & Features

**Parking Features:** No Parking

**WaterSource:** Public

**Lot Features:** Waterfront, Water View, Public Transport Access, Near Turnpike/Interstate, Downtown, Business District, Near Shopping

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## Courtesy of

**List Office Name:** FIV Realty Co Maine, LLC

