



**\$1,990,000**

## **626 US ROUTE 1, SCARBOROUGH, ME, 04074**

<https://agent207.com>

The most flexible property in Scarborough — where home, business, and opportunity come together on 2.6 private acres set back from Route 1. Situated within the favorable TVC zoning district, the property offers exceptional potential for residential living, continued business use, or multiple revenue streams. Offering a 3,500+ square foot residence connected to a 2,500+ [...]

- 0 baths
- Mixed Use
- Commercial Sale
- Active



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## Basics

**Category:** Commercial Sale

**Status:** Active

**Lot size:** 2.6 sq ft

**Lot Size Acres:** 2.6 acres

**Business Type:** Bed & Breakfast, Bar/Tavern/Lounge, Commercial, Freestanding Building, Medical, Office Building, Retail, Flex

**Type:** Mixed Use

**Bathrooms:** 0 baths

**Year built:** 1750

**Zoning:** TVC

**County:** Cumberland

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## Building Details

**Building Area Total:** 9000 sq ft

**Sewer:** Public Sewer

**Roof:** Shingle

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

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

**Heating:** Hot Water, Heat Pump, Forced Air

**Foundation Details:** Concrete Perimeter

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## Amenities & Features

**Electric:** Three Phase, Circuit Breakers

**Flooring:** Wood, Tile, Heavy Duty, Carpet

**Parking Features:** 21+ Spaces

**WaterSource:** Public

**Lot Features:** Near Turnpike/Interstate

**Cooling:** Heat Pump

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## Miscellaneous

**Attribution Contact:** 207-773-1990

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## Courtesy of

**List Office Name:** Coldwell Banker Realty

