



**\$195,000**

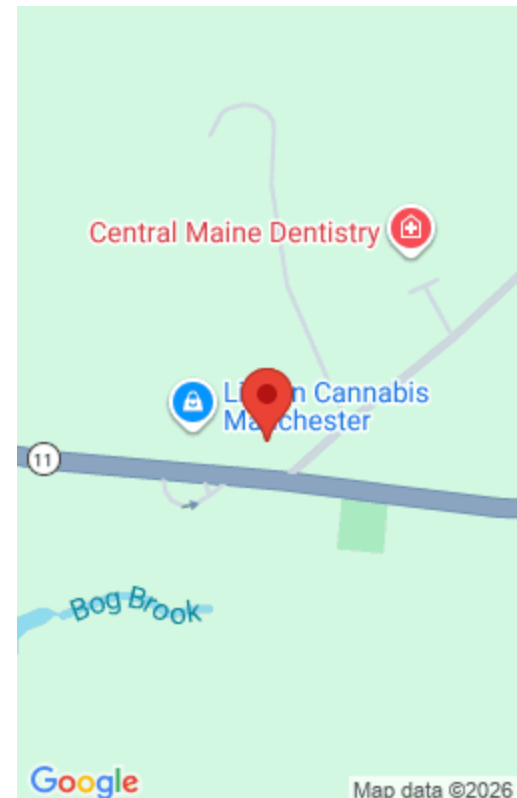
## **693-B WESTERN AVENUE, MANCHESTER, ME, 04351**

<https://agent207.com>

Investors and entrepreneurs take note. Newly created 1.23 acre corner lot zoned General Development offering a vast variety of uses. Existing paved parking lot with 6 spaces and tremendous amount of room for more. Excellent visibility, high traffic count on extremely busy Route 202, only 2 miles from Interstate 95. Motivated sellers.



- 0 baths
- Unimproved Land
- Commercial Sale
- Active



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## Basics

**Category:** Commercial Sale

**Type:** Unimproved Land

**Status:** Active

**Bathrooms:** 0 baths

**Lot size:** 1.23 sq ft

**Lot Size Acres:** 1.23 acres

**Zoning:** General Development

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

**County:** Kennebec

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## Building Details

**Sewer:** Septic Needed

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## Amenities & Features

**Parking Features:** 5 - 10 Spaces, On Site, Paved

**WaterSource:** Well  
Needed on Site

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

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## Miscellaneous

**Attribution Contact:** 207-622-9000

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## Courtesy of

**List Office Name:** Rizzo Mattson

