



**\$695,000**

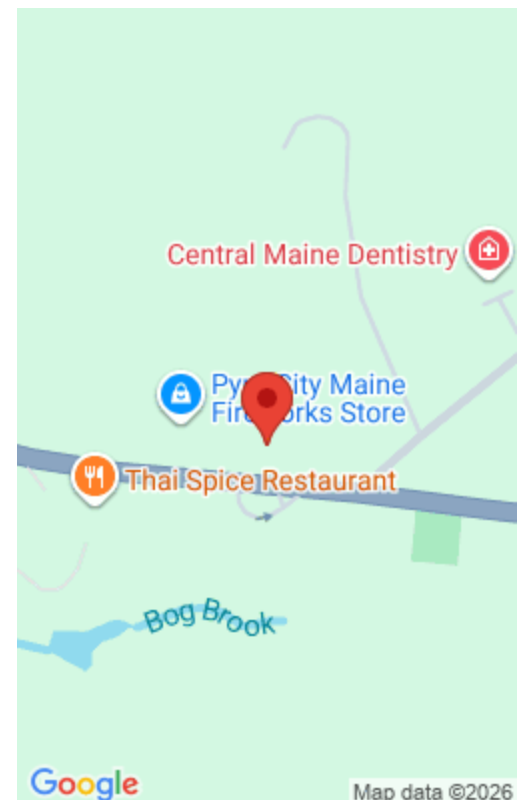
**693 WESTERN AVENUE, MANCHESTER, ME,  
04351**

<https://agent207.com>

3700 sf multi-use commercial building with 4 units, currently a cannabis business, commercial kitchen, and office space. Zoned General Development offering a vast variety of uses. Paved parking lot with 15 spaces. High quality construction & finishwork, exceptional retail space, heat & cooling throughout. Excellent visibility, high traffic count on extremely busy Route 202, only [...]



- 0 baths
- General Commercial
- Commercial Sale
- Active



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## Basics

<b>Category:</b> Commercial Sale	<b>Type:</b> General Commercial
<b>Status:</b> Active	<b>Bathrooms:</b> 0 baths
<b>Lot size:</b> 1.15 sq ft	<b>Year built:</b> 1940
<b>Lot Size Acres:</b> 1.15 acres	<b>Zoning:</b> General Development
<b>Business Type:</b> Commercial, Development, Freestanding Building, Medical, Office Building, Retail	<b>County:</b> Kennebec

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## Building Details

<b>Building Area Total:</b> 3719 sq ft	<b>Construction Materials:</b> Vinyl Siding, Wood Frame
<b>Sewer:</b> Septic Tank, Private Sewer, Septic Design Available	<b>Heating:</b> Heat Pump
<b>Stories:</b> 2	<b>Building Features:</b> Security System
<b>Roof:</b> Fiberglass, Shingle	<b>Foundation Details:</b> Granite, Concrete Perimeter, Slab
<b>Basement:</b> Partial, Unfinished, Walk-Out Access	

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## Amenities & Features

<b>Electric:</b> Circuit Breakers	<b>Flooring:</b> Composition, Carpet
<b>Parking Features:</b> 11 - 20 Spaces, On Site, Paved	<b>WaterSource:</b> Well, Private
<b>Interior Features:</b> Storage	<b>Lot Features:</b> Public Transport Access, Near Turnpike/Interstate, Near Airport, Business District, Near Shopping
<b>Cooling:</b> Heat Pump	

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## Miscellaneous



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

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# Courtesy of

**List Office Name:** Rizzo Mattson

