

YORK MIXED-USE COMMERCIAL/MULTI-UNIT!



\$ 449,000



3 Gordon Court, York, ME 03909

- » Beds: 3 | Baths: 2 Full, 2 Half
- » MLS #: 1418354
- » Single Family | 4,404 ft² | Lot: 87,991 ft² (2.02 acres)
- » First floor commercial space, currently used as a daycare
- » Two residential rental apartments on second floor, each with their own entrances
- » More Info: 3GordonCourt.IsForSale.com



Lori Barrett, REALTOR[®]
Licensed in Maine and NH
(207) 337-1515 (Direct)
(207) 363-4300 (Office)
(207) 363-1458 (Fax)
LoriBarrettBroker@gmail.com
<http://www.LoriBarrettBroker.com>



**COLDWELL
BANKER**

YORKE REALTY

Coldwell Banker Yorke Realty
529 U.S. Route 1, Suite 101
York, ME 03909

YORK MIXED-USE COMMERCIAL/MULTI-UNIT! This 4,400+ square foot building is conveniently located near Route 1 and has a variety of potential uses. The entire first floor is currently being used as a multi-age child care facility, with two half baths, a galley kitchen, separate entry way and three large rooms. The 2nd floor has two apartments, one on either end, and each with separate entrances, furnaces, water heaters and utilities. The lower level has two garage doors opening into an expansive area, offering numerous options for income-potential storage uses (small water craft, motorcycles, etc.). Additional amenities include a large fenced in area (currently used as a playground area for the childcare center) and ample paved parking. Property is expansive and has marsh-like York River frontage beyond the densely forested side yard. Ideal business location close to town and less than 15-minutes to Portsmouth, NH and 1-hour to Boston, MA. Childcare business is also available for sale.

ME Lic. #BR914300 / NH Lic. #065507.

©Properties Online, Inc. The above information including square footage is deemed reliable but has not been independently verified and cannot be guaranteed. Coldwell Banker[®] and the Coldwell Banker Logo are registered trademarks licensed to Coldwell Banker Real Estate INC and used by Properties Online, Inc. with permission. An Equal Opportunity Company. Equal Housing Opportunity.

