

What is Your Fine Maine Property Worth?

"You're Moving With Steve Welsh"



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Details	Photo Gallery
Scarborough (Pine Point)	
MLS® \$2,399,000	

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"Ocean side Inn"

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Details

Address: 374 Pine Point Road **Type:** Commercial **Style:** Multiplex "22 Units" **Bedrooms:** n/a "22 rooms!!! Plus owners" **Bathrooms:** n/a "22 baths 1/room + owners" **Garage:** Single "Temp. for storage"
Basement: Yes, Slab **Size:** 6,600 sq. ft. "Not including owners quarters" **Lot Type:** Wedge **Lot Size:** 0.49 acres n/a "Hotel close to road on front" **Has Suite:** Yes **Year Built:** 1960 "Original building may be older"
Taxes: \$12,843.72 (2003) **Condo Fees:** \$0.00

Description

Wonderful inn directly on the side of the ocean. The sellers have done many things to add to the attractiveness of this property. Some additions have been the new office and owners quarters, upgrading the electrical to 440v, trex low maintenance decking, and roof modification. This inn offers 22 rooms currently and possibly could be a good candidate for a conversion project to condos given its proximity to Maine's premier 7 mile beach and convenient location to roadways, jetport, and rail service. Inn offers security cameras to monitor the front and parking from office as well as one way glass to monitor the reception area. The inn has a newer modern laundry facility on site. The amount of water frontage has not been determined (owned frontage) due to the accretion of sand. Inn has an ice maker available to guests.

Highlights

- ? 22 Rooms
- ? Ample Parking Spaces
- ? Short drive to Amtrak service
(There is amtrack service in OOB, Saco, and Portland)
- ? 10 minutes to Mall and Jetport
- ? Tradition of service spanning over 40 years.
- ? Low Maintenance Exterior
- ? New office with owners quarters
- ? All Major roads minutes away
(Route 1, I95, 295, 100, 202, 4, 5, 117...)
- ? High Visibility to all traffic entering Pine Point and Old Orchard via Pine Point Road - which is most popular way to go to the beach for the public.

Features			
Interior Features ? Ceiling Fan	Heating ? Electric Baseboard ? Natural Gas		
Exterior Finish ? Vinyl ? Wood	Sewer/Water Systems ? Public ? Water District		
Roof ? Asphalt Shingles ? Other	Extra Features ? Balcony ? Cable Available		
View ? Hills ? Mountain View ? Ocean View ? Panoramic ? Water View			

LID123941

Information is deemed to be correct but not guaranteed.

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