# FOR SALE

.79 +/- Acre Lot with Deeded R.O.W. to Sebago Lake




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| **Property:** | 1042 Roosevelt Trail<br>Windham, Maine 04062 |
| **Building Square Footage:** | Vacant Lot (former Residence & Garage removed) |
| **Lot Size:** | 0.79 +/- Acres |
| **Road Frontage:** | 180' +/- |
| **Zoning:** | RL - Light Density Residential District |
| **Real Estate Taxes:** | $ 3,448.00 2025/2026 (still includes buildings) |
| **Heating / Air-Conditioning** | None |
| **Electrical:** | Electric at Road |
| **Sewer:** | Private Septic System (served older residence) |
| **Water:** | Public at Road |
| **Sales Price:** | $ 325,000.00 |
| **Notes:** | This .79 +/- acre lot has deeded rights to pass and re-pass on foot by the right of way from the County Road to Sebago Lake, and to pass and repass on foot along the shore of said Sebago Lake.<br><br>The site offers an opportunity to build a spacious new home set back from the road along with an in-home business use and/or accessory apartment<br><br>Alternatively, this site offers an opportunity to develop a 2,000 +/- Sq. Ft. medical arts building with town approval. |

BUTTS COMMERCIAL BROKERS

**OFFERED BY:**

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