

FOR SALE | LUXURY CONDOS

65 OLDE CANAL WAY, GORHAM, ME



PROPERTY OVERVIEW

LUXURY INDUSTRIAL CONDOS

Introducing Motor Toys: The pinnacle of luxury vehicle storage condominiums. Designed with precision for high-end automobiles, boats, RVs, and more, these units offer a unique blend of personal enjoyment and investment potential.

Units starting at just \$299,000



CORE
CoreFirms.com
16 Casco Street
Portland, ME 04101

Contact Caleb Carter
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PROPERTY DETAILS

SALE PRICE Starting at \$299,000

BUILDING SIZE 40 Units @ 1,000 ± SF/Unit

CONDO FEATURES

CLIMATE CONTROL

Each unit is equipped with individual climate settings.

SECURITY

24/7 surveillance with gated and coded access.

CUSTOMIZATION OPTIONS

Interior designs, finishes, bar casework, brick veneer, marble bathroom, steel mezzanine/ staircase, exterior balcony, and more.

MEZZANINE

All units will have a 250 SF mezzanine/ loft area that comes standard with a wood frame, wood stairs, and glass railings.

CLUBHOUSE ACCESS

Owners have access to a central clubhouse, which features a bar, kitchen, and lounge area—ideal for hosting private events and social gatherings.



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UNIT SPECS

STRUCTURAL COMPONENTS

Concrete and steel frame, temperature-controlled, fully insulated.

STANDARD INCLUSIONS

White walls, wood beam staircase and mezzanine with glass partitions, full bathroom, and bar/food prep area.

UNIT DIMENSIONS

27' x 37', 25' height, 18' x 14' overhead door.

FULL BATHROOM

Fully ADA compliant bathroom that comes standard with basic fixtures and a full shower enclosure.

FINANCIAL DETAILS

RESERVATION DEPOSIT

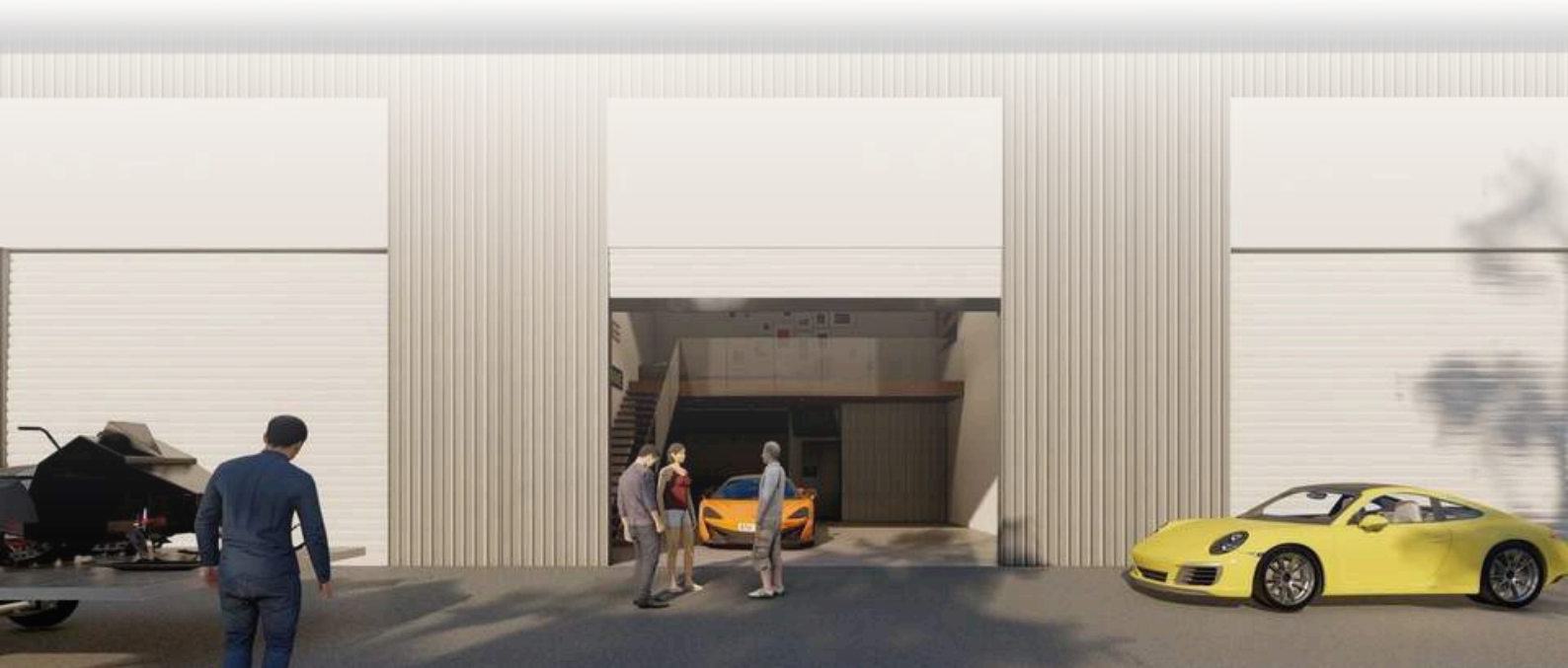
\$10,000 (increases to 10% of purchase price at Purchase and Sale Agreement).

CONDO FEES

Estimated \$300/month (covers water, sewer, landscaping, snow plowing, exterior electric, security).

INVESTMENT NOTES

Build equity over time; ability to purchase and lease out for additional income; primary focus vehicle storage, but storage can include other items under certain conditions.



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SPECIFICATION SHEET

UNIT SPECIFICATIONS

TOTAL UNIT SF	40 Units @ 1,250 ± SF
FRAME TYPE	Steel frame
EXTERIOR	Ribbed steel panels
ROOF	Standing seam metal roof, single slope
OVERHEAD DOORS	18' x 14', motor operated
EGRESS DOORS	To code
ROOF INSULATION	R-30
WALL INSULATION	R-21
INTERIOR FINISH	Sheetrock on all four walls, painted white
MEZZANINE	Wood frame (250 SF), wood stair access, glass railings
FLOOR	Polished concrete slab
FIRE PROTECTION	Sprinkler system to code
BATHROOM	ADA compliant, basic fixtures with shower enclosure
HVAC	Split system heat pumps
ELECTRICAL	Basic lighting, fire alarm to code; data & power outlets
POWER	Metered separately
WATER	One meter for the complex

UNIT UPGRADES

- Wall finishes
- Flooring finishes
- Bathroom finishes
- Bar casework and finishes

CLUBHOUSE FEATURES

CLUBHOUSE AREA

1,000 SF

STRUCTURE

Metal building to same spec as storage units

ENTRY

Aluminum & glass entry

BATHROOM

ADA compliant

GENERAL FEATURES

Bar, lounge area, kitchen available for events; Food, beverages, and staffing included in rental



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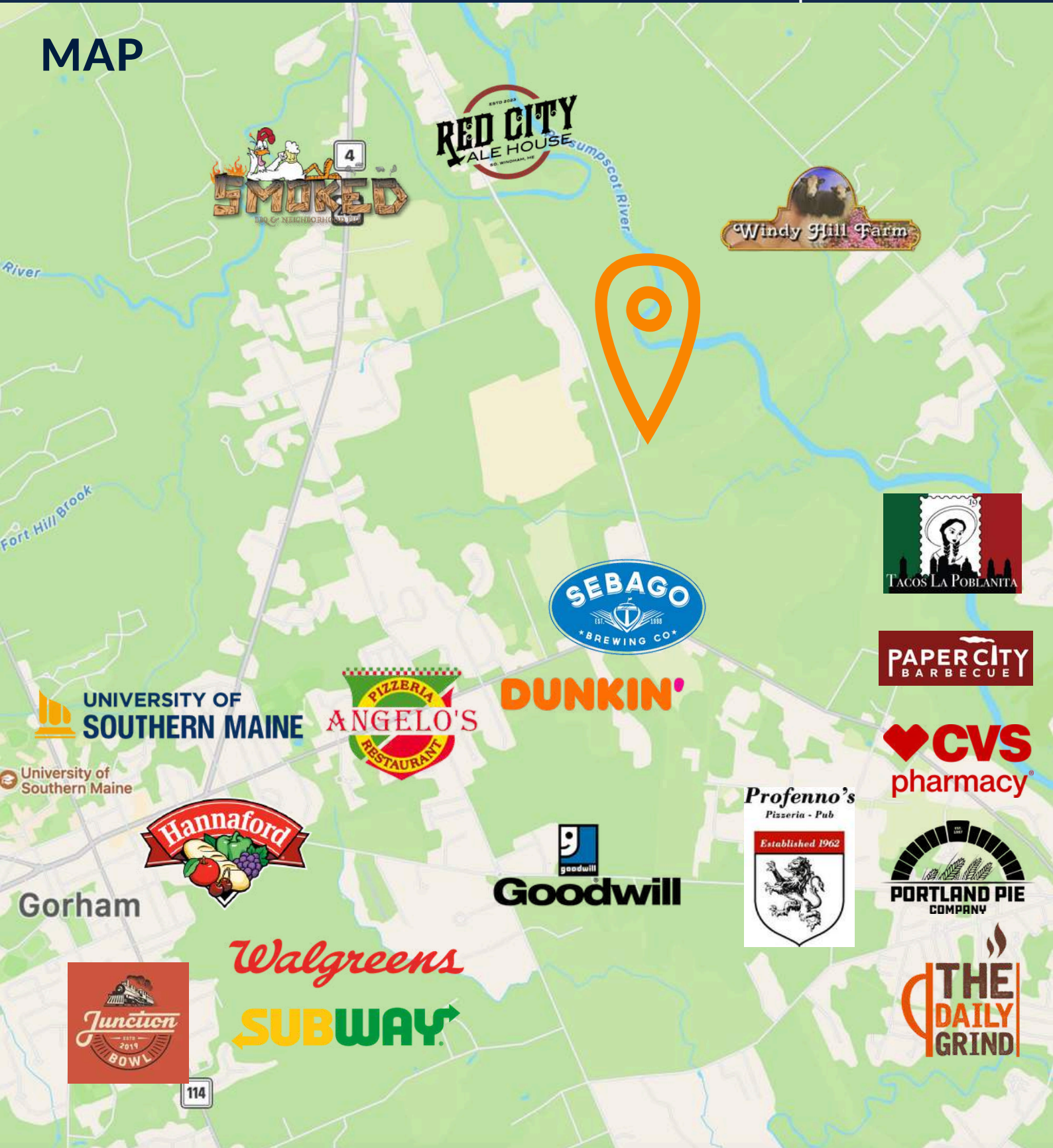
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MAP



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CONTACT



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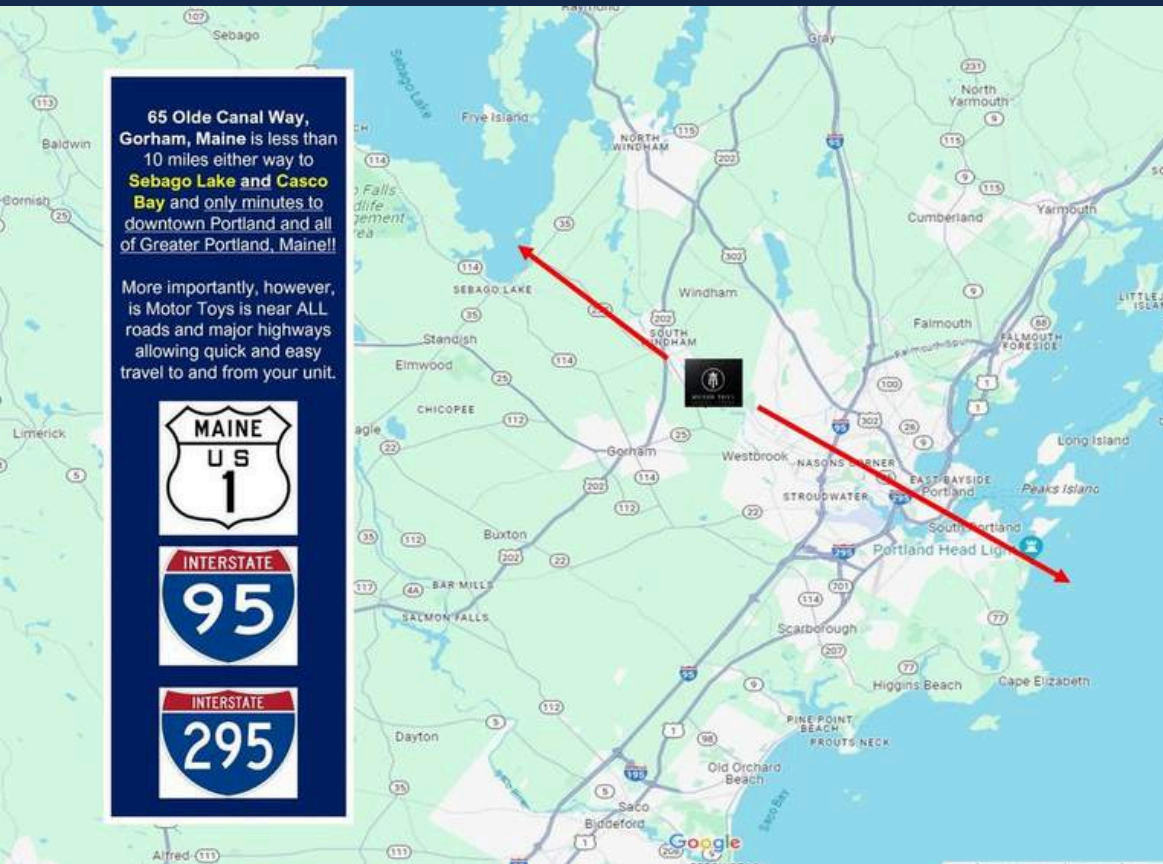


Josh Soley

President

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GORHAM, ME DEMOGRAPHICS

POPULATION	17.8k
HIGHER EDUCATION	42.5%
MEDIAN AGE	37.2
MALE	46.7%
FEMALE	53.3%
MEDIAN HOUSEHOLD INCOME	\$103.2k
MEDIAN PROPERTY VALUE	\$395k



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