



FOR SALE HISTORIC OFFICE BUILDING

479 MAIN STREET, WESTBROOK, ME 04092

PROPERTY HIGHLIGHTS

- Beautiful, historic, 14,570± SF, three-story commercial building featuring a large board room, private offices, and an auditorium
- Prime Main Street location with fantastic visibility and stately presence
- Excellent condition with elevator access to all floors
- Flexible City Center District zoning allowing office, retail, residential, assembly, and more
- Partial income in place may be continued, see broker for details
- Sale price: \$2,550,000



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PROPERTY DETAILS

OWNER	Northern New England Conference of Seventh Day Adventists Inc.
BUILDING SIZE	14,570± SF
ASSESSOR'S REFERENCE	040/200
DEED REFERENCE	28987/0274
ZONING	City Center District (CCD)
LOT SIZE	0.61± Acres
LOT FRONTAGE	128± Feet
TRAFFIC COUNT	13,188 (Maine DOT, 2022)
YEAR BUILT	1890, Renovated in 2003
NUMBER OF STORIES	Three (3) Stories of Office Space, including lower level
HEATING & COOLING	Gas/Forced Air; Heat Pumps
UTILITIES	Municipal Water & Sewer
SPRINKLERS	Dry System
RESTROOMS	Five (5) bathrooms, four (4) of which are ADA compliant
PARKING	Available in neighboring lot through easement, see broker for details
AREA BUSINESSES	Maine Health, Walgreens, Stockhouse Station, Hannaford, Saco & Biddeford Savings Bank, and many more
AREA AMENITIES	Less than 2 miles from I-95, in between Exits 47 and 48, approximately 1 mile from Rock Row, and in close proximity to many restaurants and businesses
ANNUAL PROPERTY TAXES	\$27,216.24 (Estimated - 2025/2026)
SALE PRICE	\$2,550,000

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