

FOR SALE



MODERN, WATERFRONT OFFICE/WAREHOUSE BUILDING

44 LINCOLN STREET, SACO, ME 04072

PROPERTY HIGHLIGHTS

- Turn-key, modern office/warehouse building set right on the bank of the Saco River
- Free-standing building includes a large flex unit with an 8x10 overhead door
- 0.88± acre parcel includes large paved area for parking/storage
- Easily accessible, in between Exits 32 and 36 on the Maine Turnpike (I-95)
- Just 1/10th of a mile off of Route 1 and walkable to both downtown Saco and downtown Biddeford
- Grandfathered commercial zoning possible - see broker for details
- **SALE PRICE: \$995,000**





PROPERTY HIGHLIGHTS

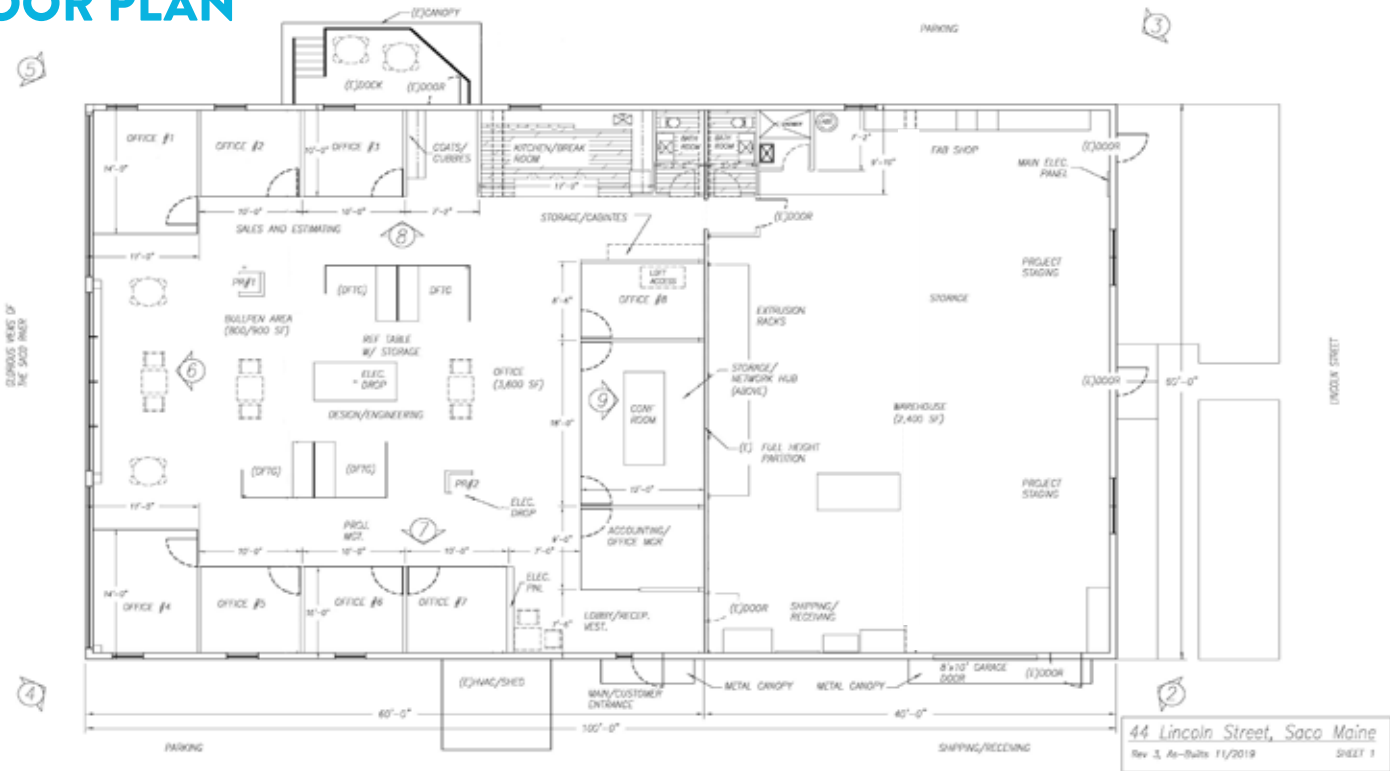
OWNER	Bellwether Holdings, LLC
DEED REFERENCE	Book 17941, Page 662
ASSESSOR'S REFERENCE	Map 38, Lot 228
LOT SIZE	0.88± AC
ZONING	HDR - High Density Residential (Grandfathered commercial zoning possible - see broker for details)
BUILDING SIZE	Office: 3,600± SF <u>Warehouse: 2,400± SF</u> Total: 6,000± SF
YEAR BUILT	1970; Renovated in 2019 (all new electrical and plumbing)
ROOF	Corrugated metal roof; coated in 2019
CEILING HEIGHT	10' at eaves, increasing to 17.5' at center
DRIVE-IN DOORS	One (1) 12' x 10'
HVAC	Natural gas/forced air; HVAC in office space
POWER	Three-phase
UTILITIES	Municipal water & sewer, natural gas
RESTROOMS	Two (2) single stall with one (1) shower room
PARKING	Ample on-site parking; Two (2) lots
R.E. TAXES	\$9,522.52/year (FY 2025/2026)
SALE PRICE	\$995,000



FOR SALE | 44 LINCOLN STREET, SACO, ME 04072
MODERN, WATERFRONT OFFICE/WAREHOUSE BUILDING



FLOOR PLAN



PROPERTY PHOTOS



FOR SALE | 44 LINCOLN STREET, SACO, ME 04072
MODERN, WATERFRONT OFFICE/WAREHOUSE BUILDING



CONTACT US



NATE STEVENS
MANAGING PARTNER,
DESIGNATED BROKER
207.553.1702 D
207.272.2385 C
NSTEVENS@BOULOS.COM



SAMANTHA MARINKO
BROKER
207.553.1723 D
908.433.5049 C
SMARINKO@BOULOS.COM



©2025 The Boulos Company, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.