

FOR SALE | COMMERCIAL CONDO



**40 WASHINGTON STREET #101
CAMDEN, ME 04843**

PROPERTY HIGHLIGHTS

- First floor commercial condominium in 30-unit Knox Mill East development
- Ample natural light and access to a large, covered deck
- Flooring, ceilings and heat pump HVAC all new in 2024
- Located in downtown Camden, with on-site residents
- Sale Price: \$250,000



PROPERTY DETAILS

OWNER	Avannaata, LLC	NO. OF STORIES	Three (3)
AVAILABLE SPACE	Suite 101: 3,097± sf	SPRINKLERS	Yes
ASSESSOR'S REFERENCE	120-087-101	UTILITIES	Public water/sewer
BOOK/PAGE	4296/174	HEATING TYPE	Heat pumps (installed in 2024)
ZONING	B-TR Zone	PARKING	On-site surface parking lot
LOT SIZE	2.09± Acres	SALE PRICE	\$250,000
YEAR BUILT	2006		

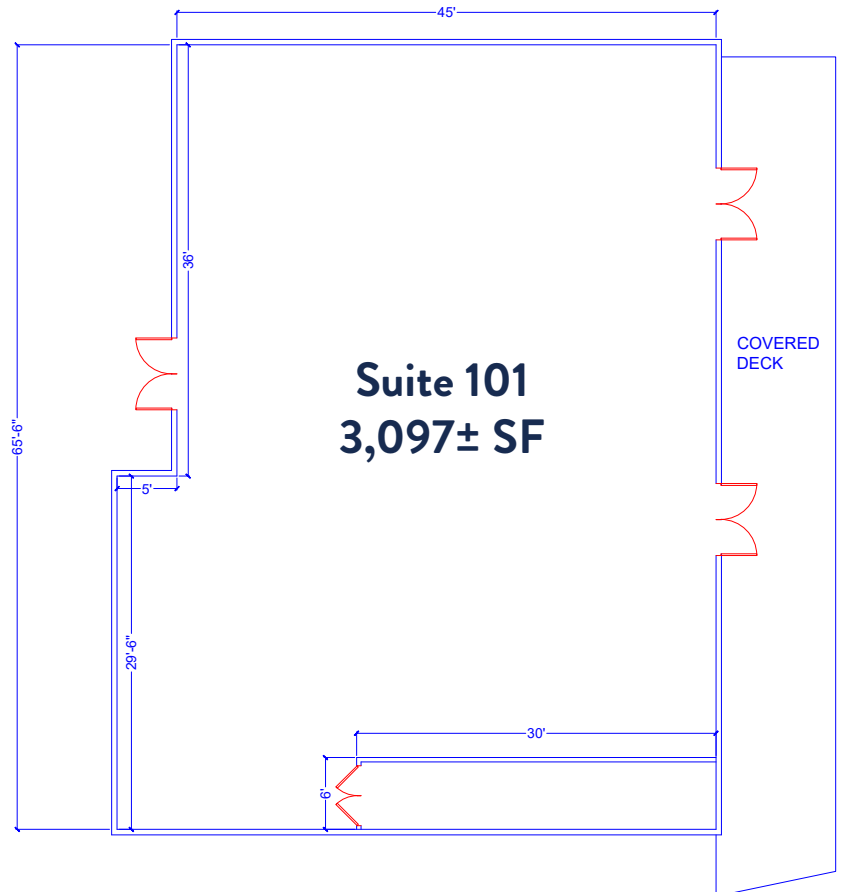
ALLOWABLE USES:

- Micro lodging (no greater than 5 units)
- Co-working space
- A coffee shop and/or bakery and commissary kitchen (commissary meaning commercial kitchen like a catering or small event space kitchen)
- A day-time food service eatery that works within the hours already allowed by the association.
- Retail, spa, health club, and/or office
- Any use that does not unreasonably impair the residential uses on upper floors is allowable under the Condominium Declarations.





FLOOR PLAN



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