

LOCATED IN AN OPPORTUNITY ZONE



## PROPERTY HIGHLIGHTS

- Former St. Louis Church constructed between 1902 and 1915; a neo-Gothic landmark with two spires, soaring columns, arched ceiling and finely detailed stained glass.
- 9,278± SF building located on a 0.56± acre parcel of land located in the heart of New Auburn's urban center.
- Phase I study completed and did not call for a Phase II.
- Structural Evaluation completed and available.
- Enough street parking available for 240 cars, plus two adjacent parking lots available for sale.
- The City of Auburn is now offering incentives of up to \$500,000 through repairs and credit enhancements to the right buyer.
- After incentives, it's estimated that the total cost to repair this truly historical building will be approximately \$300,000. Contact broker for more details.



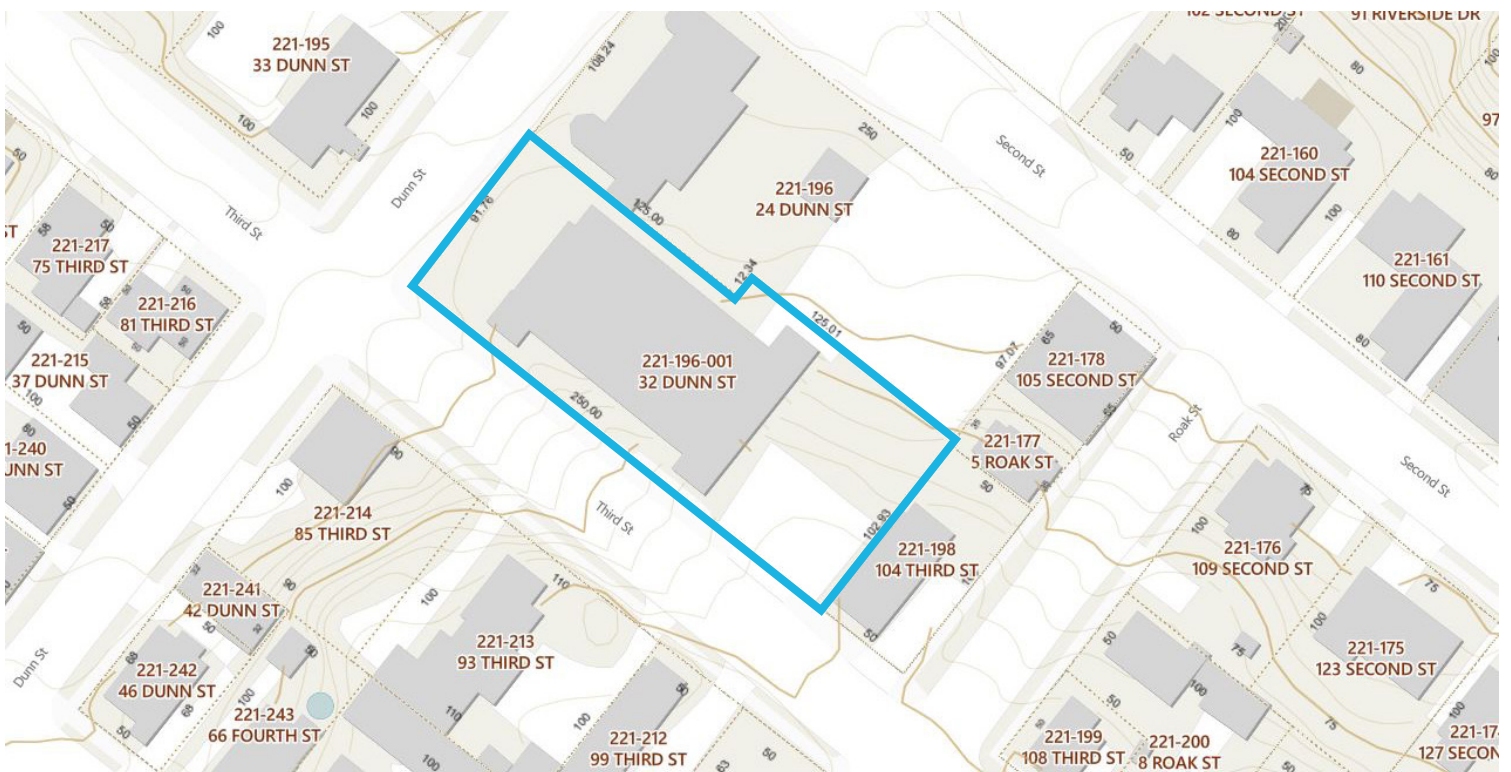
# FOR SALE | LANDMARK PROPERTY

32 DUNN STREET, AUBURN, ME



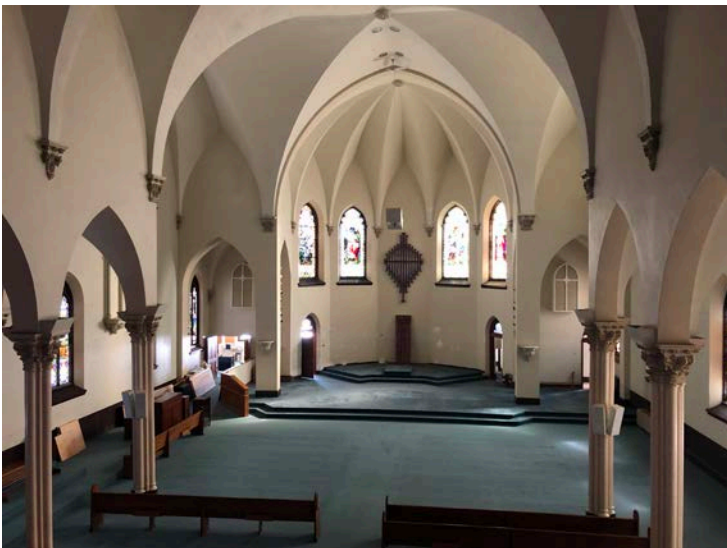
## PROPERTY DETAILS

OWNER OF RECORD	City of Auburn
YEAR BUILT	Between 1902 and 1915
BUILDING SIZE	9,278± SF
LAND AREA	0.56± Acre
ZONING	MFU - Multi-Family Urban
REGISTRY OF DEEDS	Book 9736, Page 253
ASSESSOR'S REFERENCE	Map 221, Block 196, Lot 01
ASSESSED VALUE	Land: \$ 44,000 Extra Features: \$ 4,500 Bldg: \$ 79,600 Total: \$128,100
REAL ESTATE TAXES	\$3,042.38 (FY 2020-2021)
CONSTRUCTION	Concrete, masonry
HEAT	Oil-fired steam heat
UTILITIES	Public water and sewer
SALE PRICE	See Broker





## PROPERTY PHOTOS





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## CONTACT US



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