

PORTA
& CO.

FOR SALE: OFFICE / RETAIL BUILDING

195 Main & 8 Park Street | Lewiston, ME 04240



PRICE REDUCED

Property Highlights

- Historic standalone two-story office/retail building located in Downtown Lewiston
- 12,284± SF available on 0.28± AC
- Frontage on Park, Middle, and Main Streets
- Dedicated 13 space surface parking lot
- Ideal for historic rehab for multifamily conversion or continued owner-occupied office use
- New roof installed in 2024 along with other major capital improvements
- ~~Sale Price: \$495,000~~ **\$435,000**



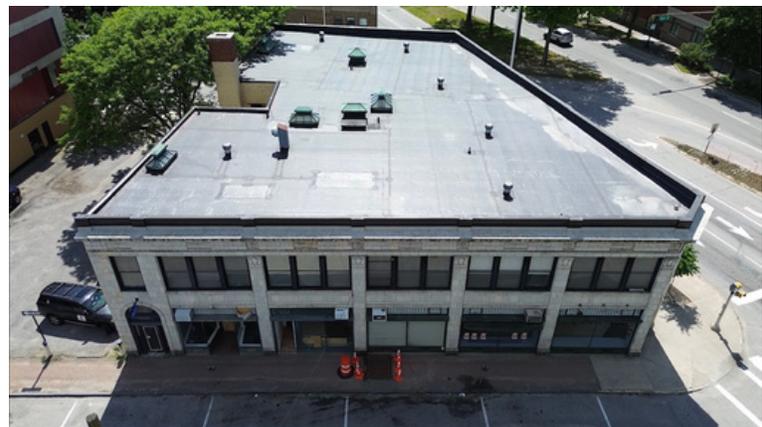
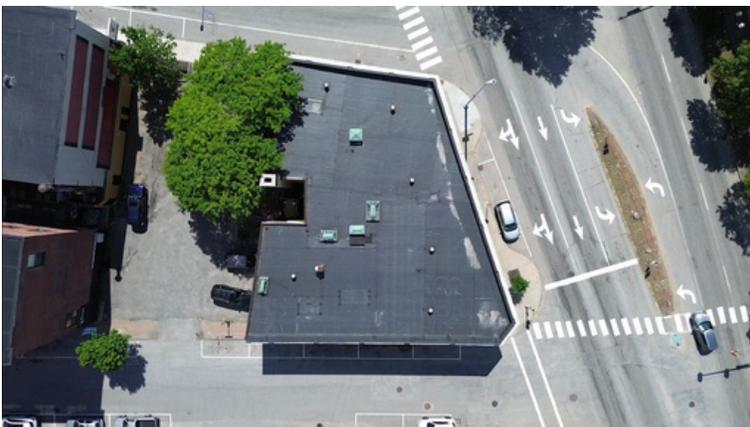
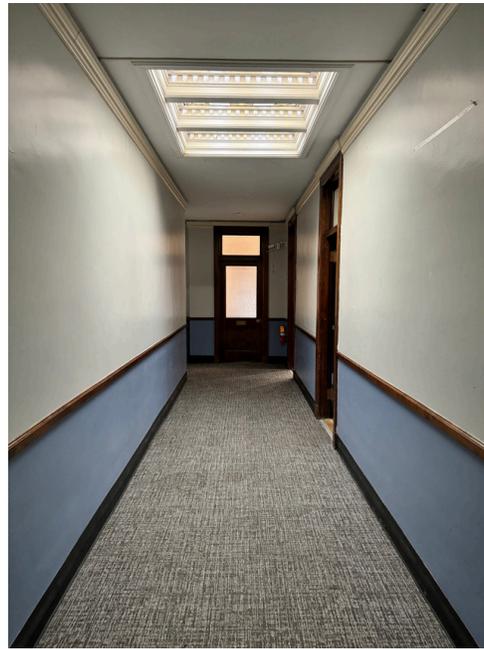
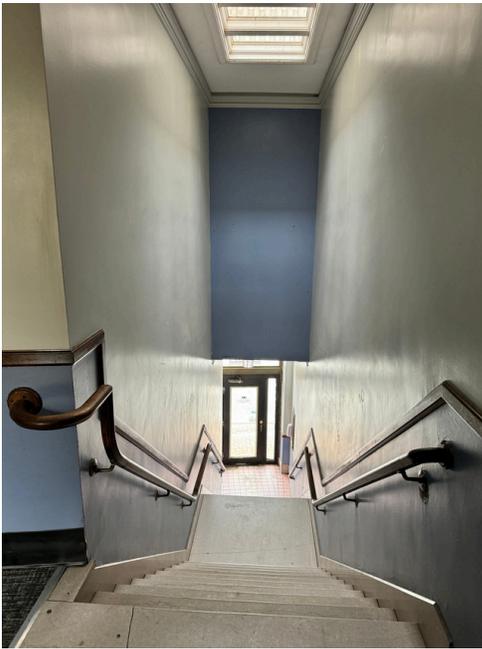
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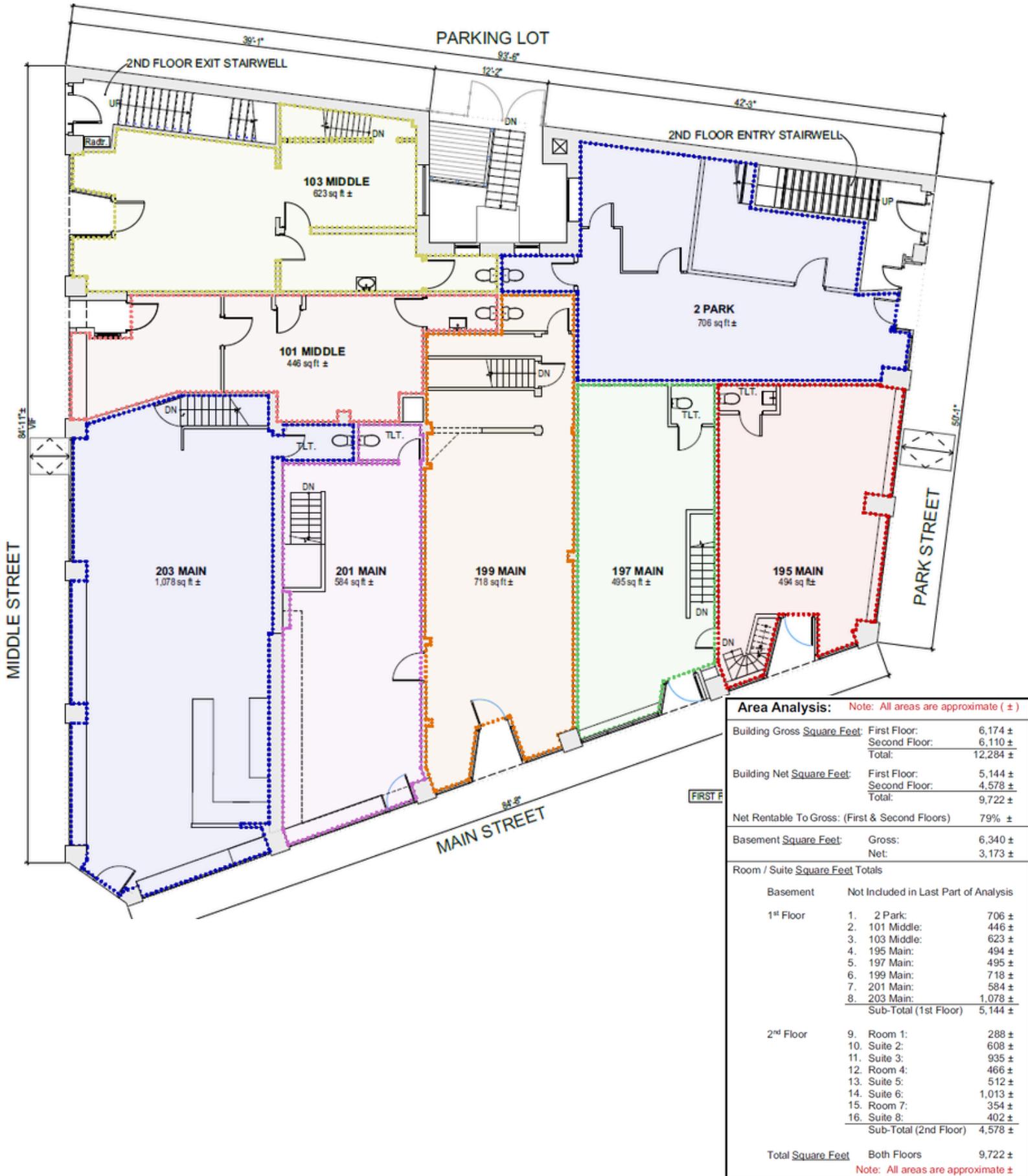
COMMERCIAL REAL ESTATE

30 Milk Street, Second Floor
Portland, ME 04101
207-747-1515
www.portacompany.com

Owner	PMM Realty Trust
Assessor Reference	Map 207, Lot(s) 53 & 54
Deed Reference	Book 1204, Page(s) 153 & 157
Building Size	12,284± SF (plus 6,340± SF of unfinished basement)
Building Layout	See Floor Plans- Mix of office and retail suites
Lot Size	0.28± AC (Combined 195 Main & 8 Park)
Parking	13 paved spaces on designated surface lot
Signage	Building Mounted
Construction	1930
Utilities	Municipal water/sewer
Sprinkler	N/A
Zoning	CV - Centreville District
Taxes	\$10,576.74 (FY 23/24 per Assessor Mil Rate \$27.54)
Sale Price	\$435,000 (\$35.52/SF)





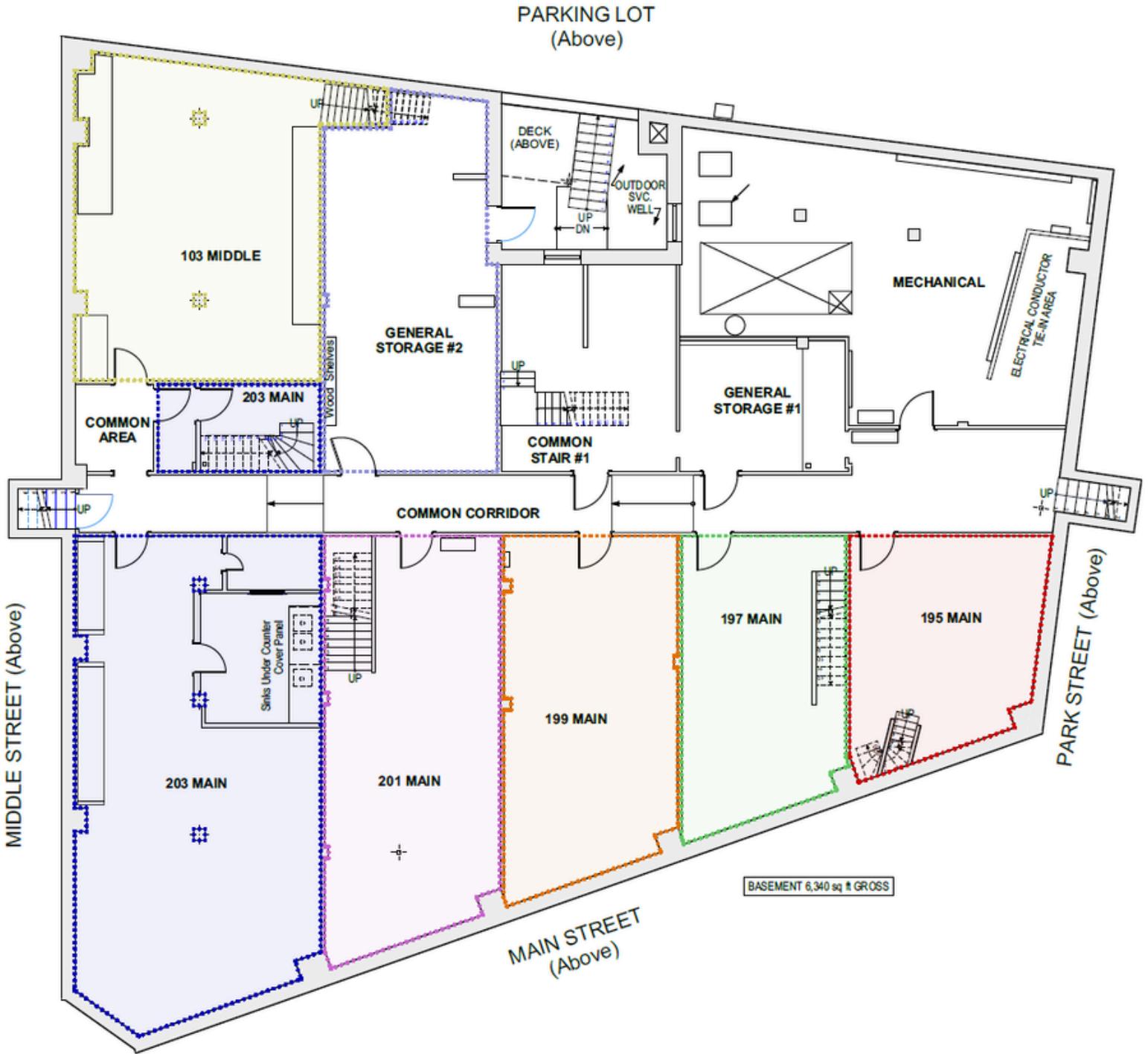


Area Analysis: Note: All areas are approximate (±)

Building Gross Square Feet:	First Floor:	6,174 ±
	Second Floor:	6,110 ±
	Total:	12,284 ±
Building Net Square Feet:	First Floor:	5,144 ±
	Second Floor:	4,578 ±
	Total:	9,722 ±
Net Rentable To Gross: (First & Second Floors)		79% ±
Basement Square Feet:	Gross:	6,340 ±
	Net:	3,173 ±
Room / Suite Square Feet Totals		
Basement Not Included in Last Part of Analysis		
1 st Floor	1. 2 Park:	706 ±
	2. 101 Middle:	446 ±
	3. 103 Middle:	623 ±
	4. 195 Main:	494 ±
	5. 197 Main:	495 ±
	6. 199 Main:	718 ±
	7. 201 Main:	584 ±
	8. 203 Main:	1,078 ±
		Sub-Total (1st Floor)
2 nd Floor	9. Room 1:	288 ±
	10. Suite 2:	608 ±
	11. Suite 3:	935 ±
	12. Room 4:	466 ±
	13. Suite 5:	512 ±
	14. Suite 6:	1,013 ±
	15. Room 7:	354 ±
	16. Suite 8:	402 ±
	Sub-Total (2nd Floor)	4,578 ±
Total Square Feet	Both Floors	9,722 ±

Note: All areas are approximate ±







CONTACT



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