

Riverfront Property Development Up to 69 Residential Units at Market Rate Auburn, ME



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KW METROPOLITAN
KEITH FRANKLIN WILLIAMS REALTY



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Riverfront Property Development

7 Northern Ave, Auburn, ME

\$483,000



Discover a remarkable chance to develop this 3.4 acre site up to 69 residential units on this stunning riverfront parcel, boasting expansive views of the Androscoggin River. Walking distance to the Androscoggin River Boat Launch and less than a mile to the Auburn Transportation Center with bus service from Portland to Boston. Situated in a desirable general business district zoning, this corner lot benefits from water and sewer access from all three adjacent streets. A wetland delineation has been completed, and it's just a 10-minute stroll to downtown.



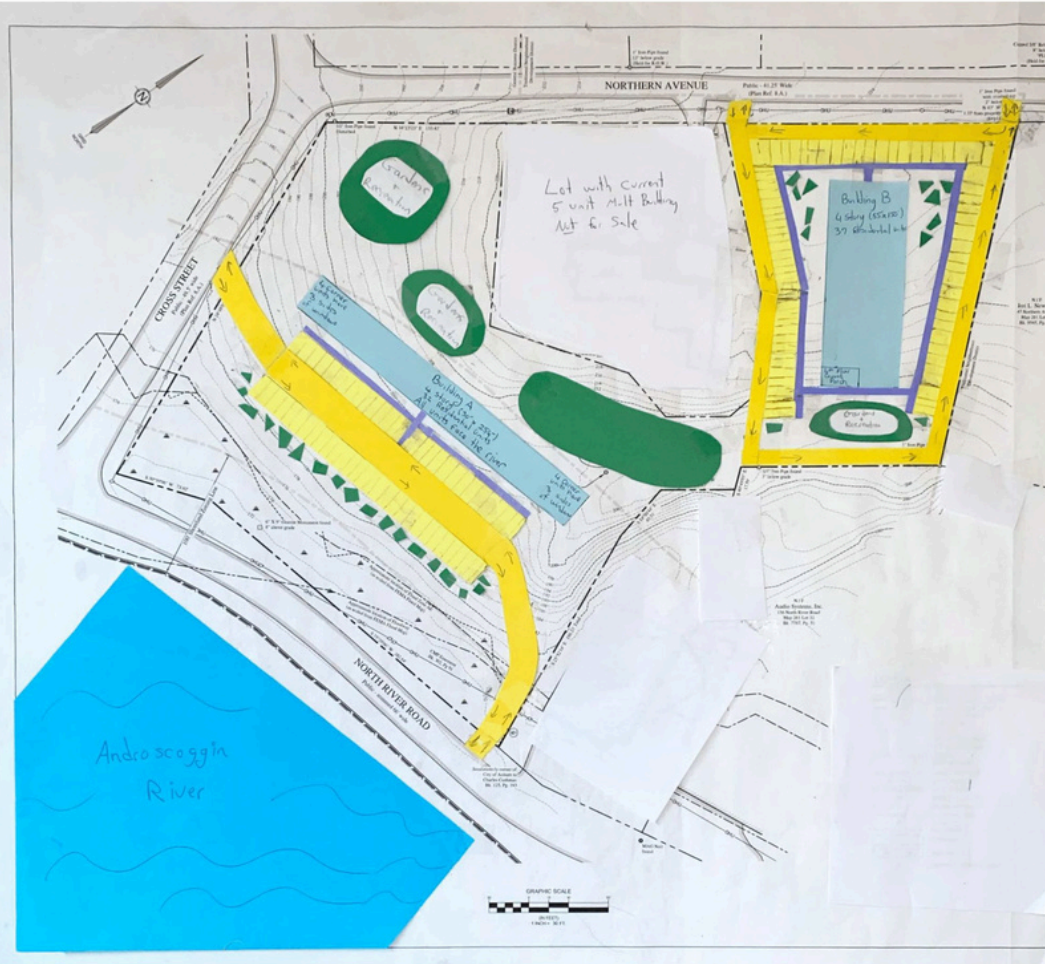
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Riverfront Property Development Preliminary Plan



- This corner lot allows for 17 units per acre with an additional 20% density bonus
- Two beautiful, four-story, multi-unit buildings
- Each building can feature two curb cuts, providing access from three different streets
- Breathtaking sunrise views over the river
- Rooftop deck to be enjoyed by all tenants
- Ample garden and recreation space
- A mix of studio, one-bedroom, and two-bedroom units
- Water and Sewer available on all three adjacent streets
- Balconies with scenic views of the river
- Plenty of Parking
- Seller has received encouraging feedback from the town regarding the preliminary plan
- Sale includes land only – 3.4 Acres will be subdivided off the mother lot



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7 Northern Ave, Auburn, ME

Map – City Water and Sewer

4/14/25, 8:24 PM

7 Northern.bmp



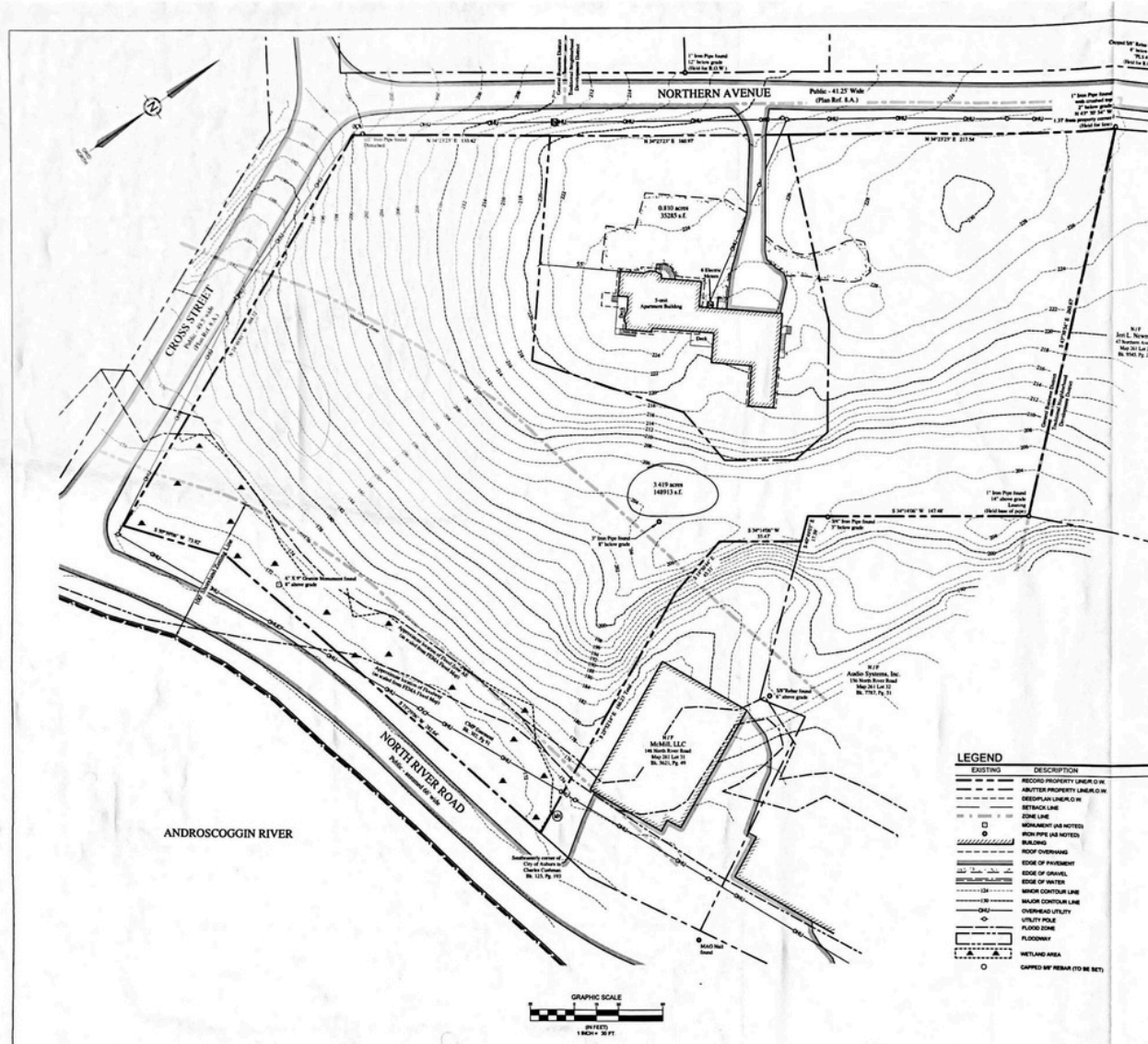
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7 Northern Ave, Auburn, ME Topography Plan



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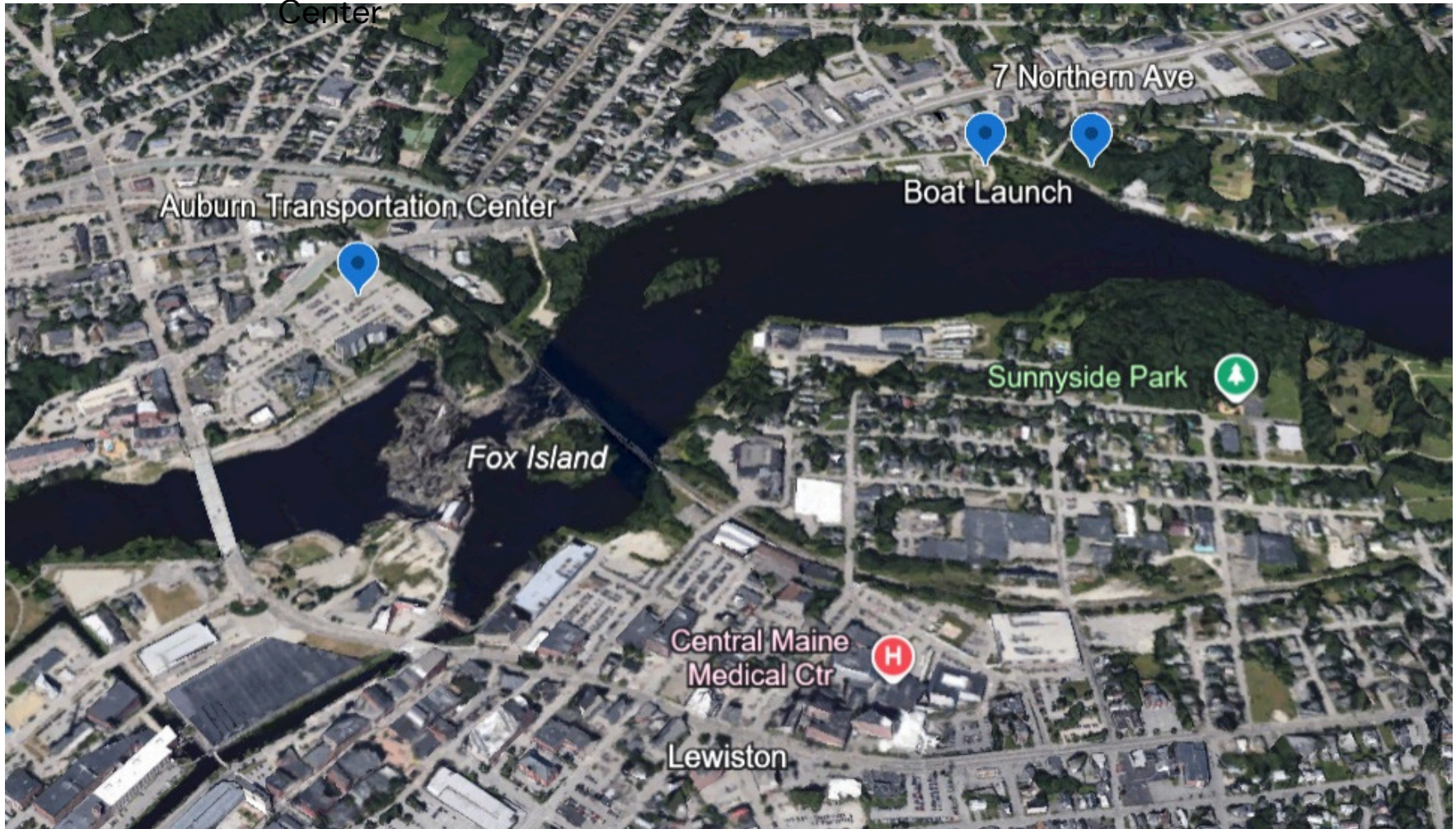


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7 Northern Ave, Auburn, ME
Great Location

Less Than a Mile to the Transportation	Walking Distance to the Boat launch
--	-------------------------------------

Less Than a Mile to the Transportation	Walking Distance to the Boat launch
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7 Northern Ave, Auburn, ME Mother Deed

DLN #1001940077506

Bk 10222 Pg329 #20364
11-01-2019 @ 09:50a

Bk 10222 Pg330 #20364

NOT A N OFFICIAL OFFICIAL QUITCLAIM DEED WITH COVENANT

ANDREW NASON of Auburn, County of Androscoggin, State of Maine; MATTHEW NASON of Turner in said County; SUSAN N. DIONNE (formerly known as Susan J. Dionne) of said Auburn; SALLY A. NASON of Cape Elizabeth, County of Cumberland, State of Maine; and DORIS L. NADEAU of Litchfield, County of Kennebec, State of Maine, for consideration paid, grant to NORTHERN AVENUE APARTMENTS LLC, a Maine limited liability company with a mailing address of 177 Hersey Hill Road, Minot, ME 04258, with quitclaim covenant real property situated at 7 Northern Avenue in said Auburn, described in EXHIBIT A attached hereto.

WITNESS our hands and seals this 31 day of OCTOBER, 2019

Megan A. Madore
WITNESS
Matthew Nason
WITNESS
Emma Burgess
WITNESS
Megan A. Madore
WITNESS
Megan A. Madore
WITNESS

Andrew Nason
ANDREW NASON
Matthew Nason
MATTHEW NASON
Susan N. Dionne
SUSAN N. DIONNE
Sally A. Nason
SALLY A. NASON
Doris L. Nadeau
DORIS L. NADEAU

STATE OF MAINE
ANDROSCOGGIN, SS

OCTOBER
November 31, 2019

Personally appeared before me the above named Susan N. Dionne and acknowledged the foregoing instrument to be her free act and deed.

Emma Burgess
Attorney-at-Law/Notary Public

Printed Name: EMMA BURGESS RDY

Quitclaim Deed with Covenant from Andrew Nason, et als to Northern Avenue Apartments LLC
1 of 2

NOT A N
OFFICIAL OFFICIAL
EXHIBIT A
7 Northern Avenue, Auburn, ME
COPY COPY

A certain lot or parcel of land with the buildings thereon situated in said Auburn, County of Androscoggin and State of Maine and comprising of lot number three (3), five (5), six (6), seven (7) and eight (8) on Plan of Lots made by Rufus Prince in August 1861, recorded in Androscoggin County Registry of Deeds, Book of Plans, Volume F, Page 15. I A L

Also a certain lot or parcel of land situated in said Auburn, County of Androscoggin and State of Maine and bounded and described as follows:

Beginning on the North line of the River Road so called, at the Easterly corner of the above described premises formerly owned by Charles L. Cushman, thence Easterly by said road two hundred nine (209) feet to the Easterly side of an elm tree; thence North twenty-five (25) degrees West about two hundred thirty-five (235) feet to a point thirty (30) feet south of the first described premises, thence North fifty and one fourth (50 1/4) degrees East and parallel with the southerly line of said above described premises two hundred forty (240) feet to land now or formerly of Allison Smith; thence Northerly by said Smith's land thirty (30) feet to the above described land; thence South fifty and one fourth (50 1/4) degrees West by said above described land about three hundred seventy-one (371) feet to an angle; thence South four (4) degrees East about one hundred fifty-seven (157) feet to the point begun at containing one acre.

FOR SOURCE OF TITLE see a release deed from David Nason to Andrew Nason et als, dated September 29, 2016, and recorded in said Registry of Deeds in Book 9463, Page 177, and a release deed from Dennis LeSuer, dated November 8, 2018, recorded in said Registry of Deeds in Book 9972, Page 294.

Quitclaim Deed with Covenant from Andrew Nason, et als to Northern Avenue Apartments LLC
2 of 2

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED



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7 Northern Ave, Auburn, ME Deed of Additional Land

Bk 11707 Pg133 #17323
10-30-2024 @ 02:33p

DLN 1982347

MAINE SHORT FORM WARRANTY DEED

McMILL LLC, a Maine limited liability company, of Auburn, Androscoggin County, State of Maine, for consideration paid, grants to **NORTHERN AVENUE APARTMENTS LLC**, a Maine limited liability company, whose mailing address is 177 Hersey Hill Road, Minot, Maine 04258, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with any buildings thereon, situated in Auburn, County of Androscoggin, and State of Maine, being further described in the attached Exhibit A.

The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

WITNESS WHEREOF, McMill LLC has caused this instrument to be signed by Jerome R. Millett, its duly authorized Member this 30th day of October, 2024.

McMill LLC

BY: Jerome R. Millett
Jerome R. Millett,
Its Member

Witness

STATE OF MAINE
COUNTY OF ANDROSCOGGIN, SS

Then personally appeared the above-named Jerome R. Millett in his capacity of Member, known to me, this 30th day of October, 2024, and acknowledged before me the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of McMill LLC.

DANIEL S. CARROLL
Notary Public, State Of Maine
My Commission Expires November 2, 2030

Notary Public
Name: _____

My commission expires: _____

O:\Androsc\WPDOCS\IDAN\2024\050024-0549A Deed.doc

Bk 11707 Pg134 #17323

EXHIBIT A

A certain lot or parcel of land, together with any buildings thereon, situated northwesterly of, but not adjacent to North River Road in the City of Auburn, County of Androscoggin and State of Maine, bounded and described as follows:

Commencing on the northwesterly sideline of North River Road at the southeasterly corner of land now or formerly of Northern Avenue Apartments, LLC by deed dated October 31, 2019 and recorded in the Androscoggin County Registry of Deeds in Book 10222, Page 329 and the southerly corner of land now or formerly of McMill, LLC as described in a deed dated September 10, 2003 and recorded in said Registry of Deeds in Book 5621, Page 49;

Thence N 40° 49' 03" W along the common boundary of said McMill LLC and Northern Avenue Apartments LLC a distance of 83.84 feet to the Point of Beginning;

Thence N 40° 49' 03" W along the common boundary of said McMill LLC and Northern Avenue Apartments LLC a distance of 151.50 feet to a capped 5/8" rebar;

Thence N 34° 14' 06" E along the common boundary of said McMill LLC and Northern Avenue Apartments LLC a distance of 60.07 feet to a capped 5/8" rebar;

Thence S 14° 50' 44" E running through the land of said McMill LLC a distance of 68.00 feet to a capped 5/8" rebar;

Thence S 25° 52' 14" E running through the land of said McMill LLC a distance of 109.57 to the Point of Beginning.

The above-described parcel contains 3,684 s.f. The bearings referenced above refer to Grid North, Maine State Plane Coordinate System, West Zone 1802-NAD83.

All capped 5/8" rebar are further identified with an orange-plastic cap inscribed "Terradyn, PLS 2621," unless otherwise noted.

Reference is made to a plan entitled "Lot Division, Northern Avenue Apartments Parcel, 7 Northern Avenue, Auburn, Maine" prepared for Northern Avenue Apartments, LLC by Terradyn Consultants, LLC dated July 23, 2024.

For source of title reference is made to a warranty deed from John E. Twohig and Elizabeth C. Twohig, Trustees of the TJE Group Realty Trust to McMill, LLC dated September 10, 2003 and recorded in the Androscoggin County Registry of Deeds in Book 5621, Page 49 (being a portion thereof).

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED



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7 Northern Ave, Auburn, ME Deed of Additional Land

Bk 11815 Pg85 #5585
04-28-2025 @ 02:38p

Bk 11815 Pg86 #5585

DLN 2622601

MAINE SHORT FORM WARRANTY DEED

MCMILL LLC, a Maine limited liability company, of Auburn, Androscoggin County, State of Maine, for consideration paid, grants to **NORTHERN AVENUE APARTMENTS LLC**, whose mailing address is 177 Hersey Hill Road, Minot, Maine 04258, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with any buildings thereon, situated in **Androscoggin County**, and State of Maine, being further described in the attached Exhibit A.

The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

IN WITNESS WHEREOF, McMill LLC has caused this instrument to be executed in its name and on its behalf by Jerome R. Millett, its duly authorized Member this 28 day of April, 2025.

McMill LLC

By: Jerome R. Millett
Printed Name: Jerome R. Millett,
Capacity: Member

Witness

STATE OF MAINE
COUNTY OF ANDROSCOGGIN, SS.

Then personally appeared the above-named Jerome R. Millett, in his capacity as Member known to me this 28 day of April, 2025 and acknowledged before me the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of McMill LLC.

Shirley B. Gilbert
Notary Public/Attorney at Law

Name:

My commission expires
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES:
MARCH 6, 2027

25-0083 Northern Avenue Apartments, LLC, Part of 146 N. River Road, Auburn- LLC - WARRANTY DEED.doc

EXHIBIT A

A certain lot or parcel of land situated northwesterly of, but not adjacent to North River Road in the City of Auburn, County of Androscoggin, State of Maine, and being more particularly described as follows:

Beginning at the northerly corner of land now or formerly of Northern Avenue Apartments, LLC as described in a deed dated October 30, 2024 and recorded in the Androscoggin County Registry of Deeds in Book 11707, Page 133 and being on the southeasterly sideline of land of said Northern Avenue Apartments, LLC as described in a deed dated October 31, 2019 and recorded in said Registry of Deeds in Book 10222, Page 329;

1. Thence N 34° 14' 06" E along the southeasterly sideline of land of said Northern Avenue Apartments, LLC (Bk. 10222, Pg. 329) a distance of 45.28 feet to the northwesterly corner of land now or formerly of Audio Systems, Inc. as described in a deed dated July 31, 2009 and recorded in said Registry of Deeds in Book 7787, Page 51;
2. Thence S 40° 49' 03" E along the southwesterly sideline of land of said Audio Systems, Inc. a distance of 17.59 feet;
3. Thence S 34° 14' 06" W a distance of 55.47 feet to the southeasterly sideline of land of said Northern Avenue Apartments, LLC (Bk. 11707, Pg. 133);
4. Thence N 14° 50' 44" W along the southeasterly sideline of land of said Northern Avenue Apartments, LLC (Bk. 11707, Pg. 133) a distance of 22.49 feet to the Point of Beginning.

The bearings referenced above refer to Grid North, Maine State Plane Coordinate System, West Zone 1802-NAD83.

Reference is made to a plan entitled "Northern Avenue Apartments Parcel, 7 Northern Avenue, Auburn, Maine, Lot Division" prepared for Northern Avenue Apartments, LLC by Terradyn Consultants, LLC dated July 23, 2024.

For source of title reference is made to a deed granted by John E. Twohig and Elizabeth C. Twohig, Trustees of the TJE Group Realty Trust, under declaration of trust dated June 30, 1995 to McMill, LLC as described in a deed dated September 10, 2003 and recorded in the Androscoggin County Registry of Deeds in Book 5621, Page 49.

Maine Real Estate Transfer Tax Paid
TINA M. CHOINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED



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