

FOR SALE

DOWNTOWN
RETAIL
BUILDINGS



191-193 WATER STREET HALLOWELL, ME 04347

- Spectacular downtown property ideal for retail, restaurant, or redevelopment
- Located in the heart of Historic Hallowell with impressive views of Kennebec River
- Large paved lot with rare dedicated parking
- Area businesses include Hallowell Seafood & Produce, Lucky Garden, Cafe De Bangkok, Burano's and Slates
- Offered For Sale at \$850,000



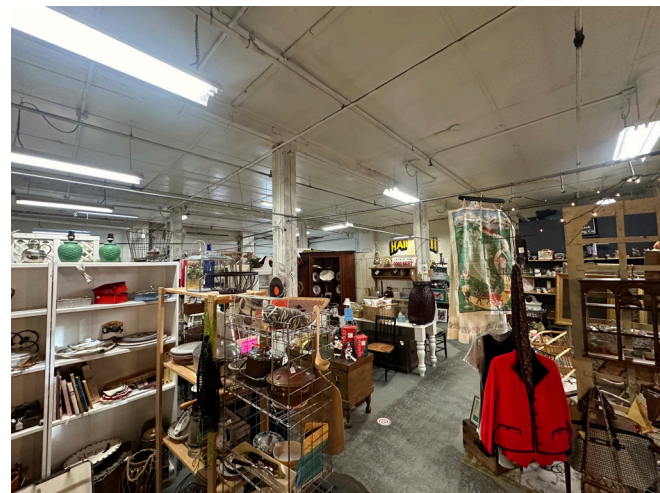
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PROPERTY DETAILS

OWNER	Mercedes Knee
ASSESSOR'S REFERENCE	Map 9, Lot 137
BUILDING SIZE	Two (2) Buildings: 1,800± SF 5,000± SF
LOT SIZE	0.63± Acres
BOOK/PAGE	14383/107
LOT FRONTAGE	170' on Water Street 130' on Temple Street
YEAR BUILT	1938 (est.)
WATER/SEWER	Public
PARKING	Ample on-site, paved parking
ZONING	DT - Downtown Floodplain (Abuts SP - Shoreland Protection District) Historic District
TRAFFIC COUNTS	12,900± AADT (2023)
WALKABILITY	Located in the heart of downtown across from the waterfront & boat launch with spectacular views of the Kennebec River
AREA BUSINESSES	Hallowell Seafood & Produce, Slates, Cafe De Bangkok, The Liberal Cup, The Quarry Tap House, and numerous antiques dealers
REAL ESTATE TAXES	\$7,860 (2023/2024)
SALE PRICE	\$850,000



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BUILDING SPECIFICATIONS



BUILDING SIZE	5,000± SF	1,800± SF
CONSTRUCTION	Masonry/Concrete	Wood-frame
ROOF	Flat roof	Asphalt shingles
HVAC	Natural gas fired Modine hot air blowers	Natural gas ducted hot air system
SPRINKLERS	Yes	No
LIGHTING	Fluorescent	Fluorescent and track lighting
AMENITIES	Two bathrooms Two overhead garage doors	



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Hallowell lies south of Augusta and rests on the banks of the Kennebec River. The city is classified as a National Historic District and is known for its culture and architecture.

Settled in approximately 1762, Hallowell was once a granite and lumbering community. Today, it is nicknamed the “New Orleans on the Kennebec,” for its charm of yesteryear, the flavor of old world simplicity, and the warmth of old-fashioned hospitality.

Hallowell features many unique and delightful shops in the downtown business district. Hallowell is also home to renowned art galleries and local artists, performing arts theaters, and festivals. Downtown Hallowell is teeming with bars, taverns, and restaurants that are often full of locals and tourists alike. In the north end of the city, Granite Park is a popular spot in the warmer months to grab a seat in one of Adirondack chairs that line the Kennebec River and watch the river flow by. (Courtesy of the Kennebec Valley Chamber www.augustamaine.com)



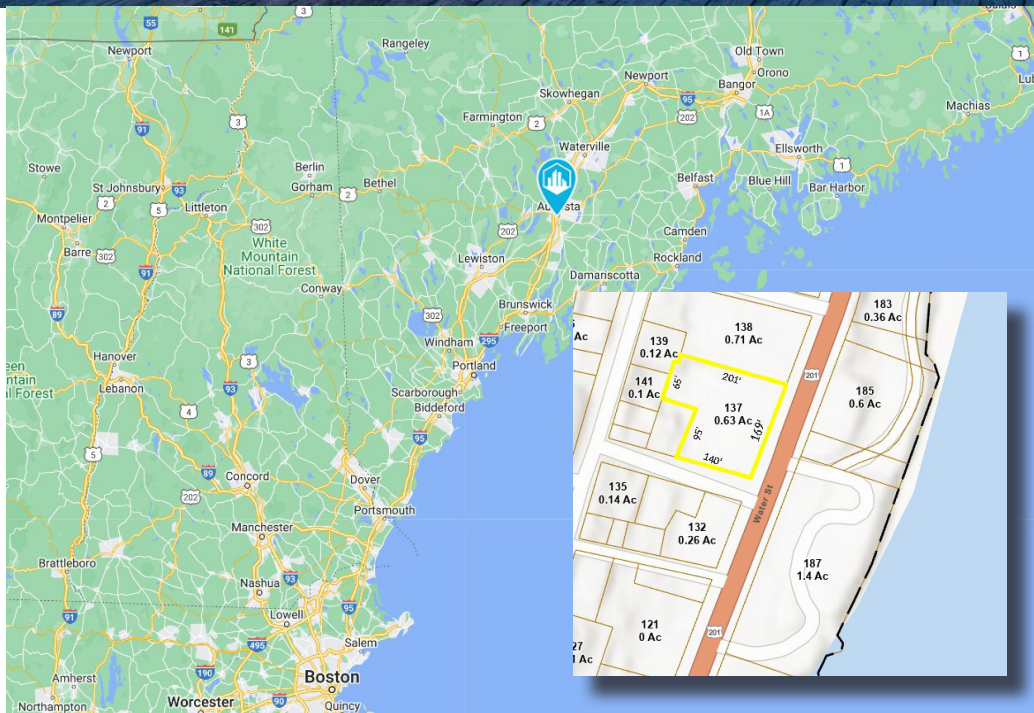
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