

FOR SALE | COMMERCIAL BUILDING

Pepperell Mill, Bldg 30 | Biddeford, ME



7,500± SF COMMERCIAL BUILDING

- Commercial building with potential for office, retail or residential use
- Highly visible location in downtown Biddeford with traffic counts of 10,450± cars/day on Main Street
- Historic Mill with 1800's charm, previously part of the Pepperell Mill

SALE PRICE: ~~\$1,200,000~~ \$795,000



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PROPERTY SUMMARY

Pepperell Mill, Bldg 30 | Biddeford, ME



OWNER: Pepperell Mill Development, LLC

BUILDING SIZE: 7,500± SF

STORIES: Two (2)

YEAR BUILT: 1877

CONSTRUCTION: Masonry

ROOF: Asphalt shingles

CEILING HEIGHT: Basement: 8'±
1st & 2nd Floor: 10'±

ELECTRICITY: 200 amp

HVAC: Natural gas boiler; rooftop chiller

UTILITIES: Municipal water & sewer

SPRINKLER: Wet

SIGNAGE: Per city ordinance

PARKING: Approximately 11± spaces

ZONING: MSRD3

SALE PRICE: \$1,200,000 \$795,000

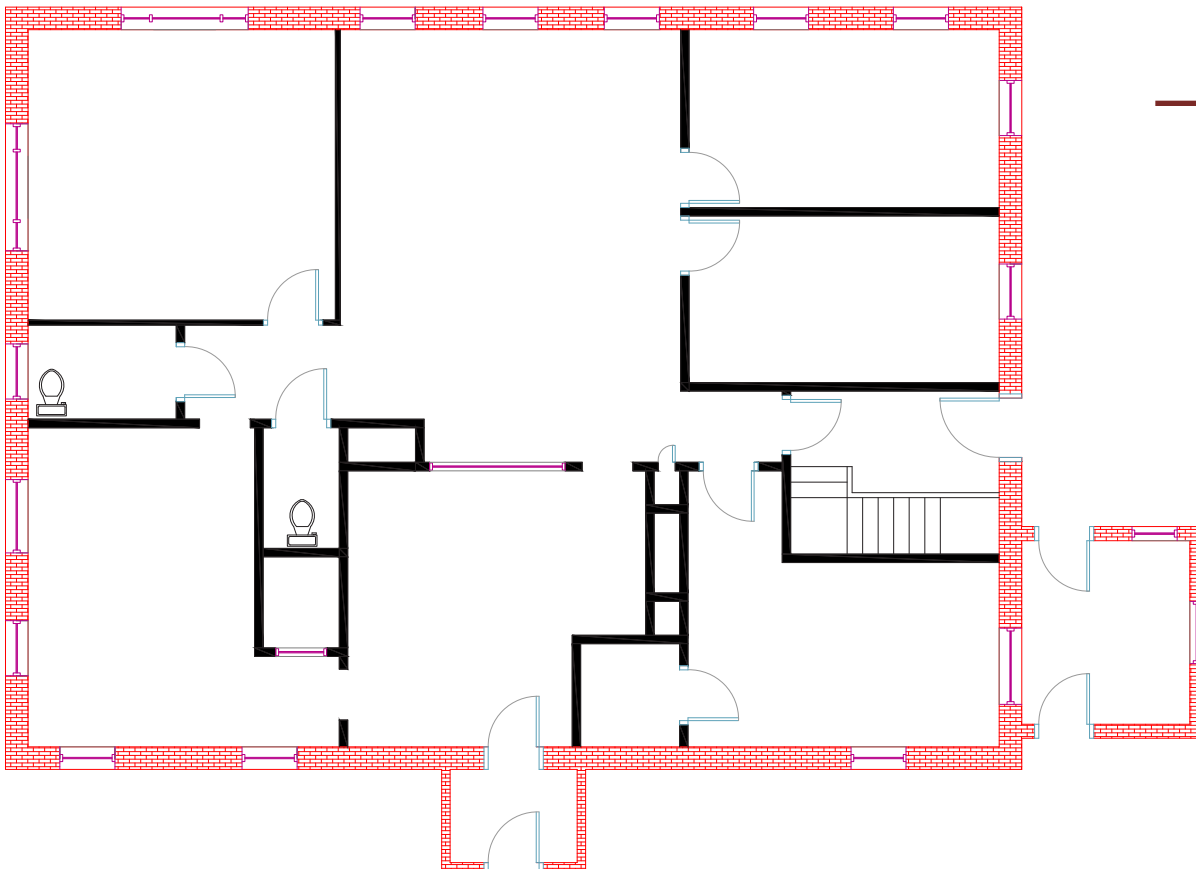
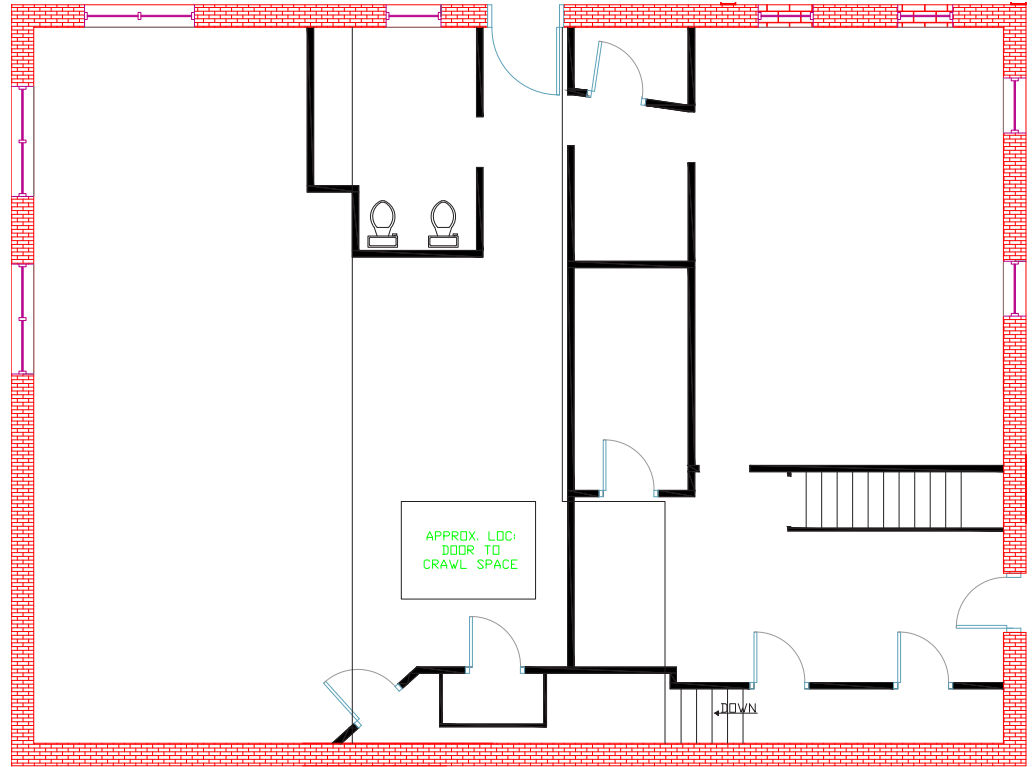


FLOOR PLANS

Pepperell Mill, Bldg 30 | Biddeford, ME



GROUND FLOOR



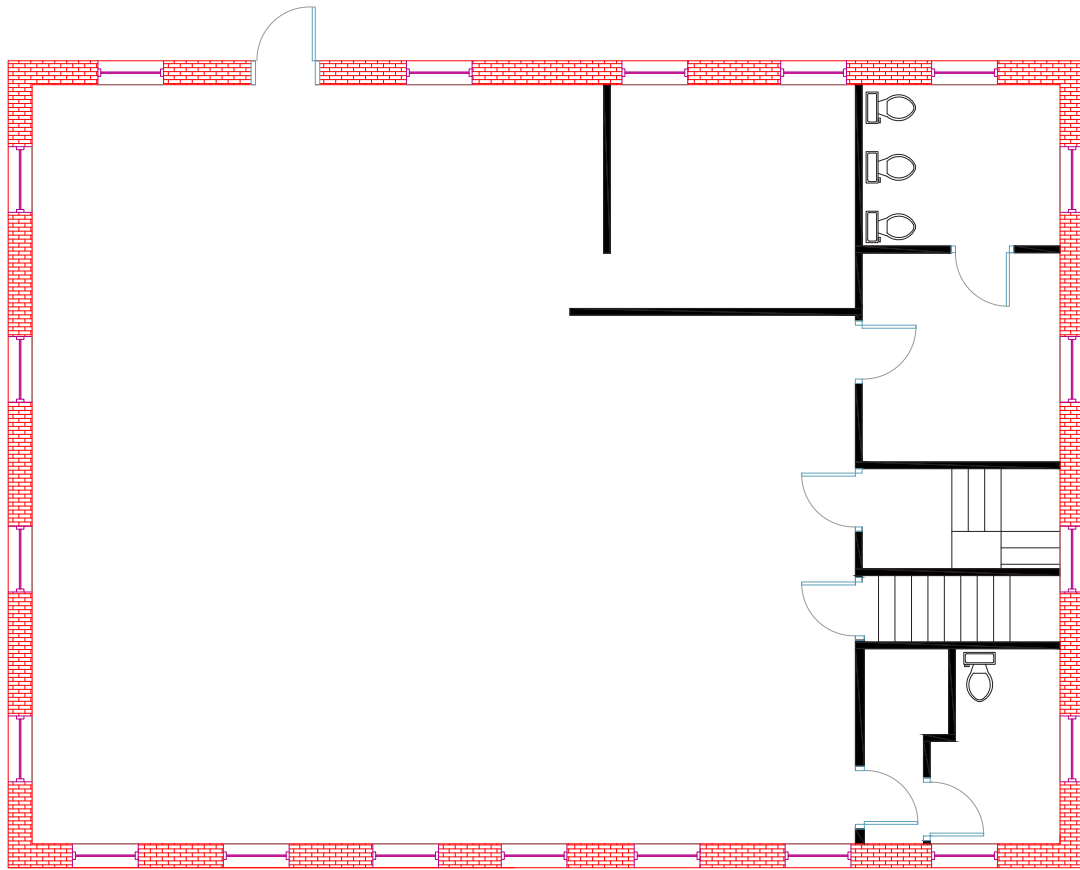
1st FLOOR

FLOOR PLANS

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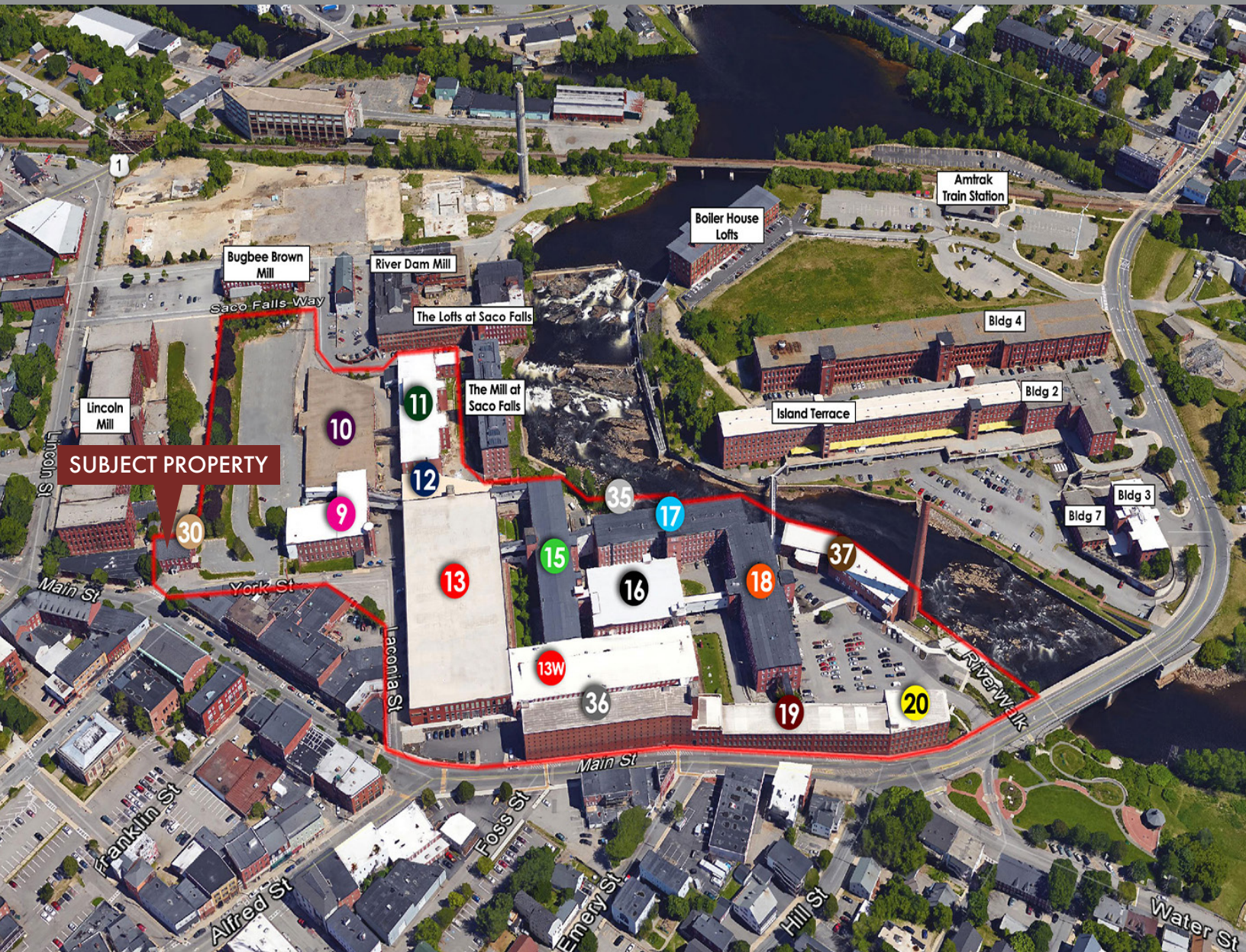


2nd FLOOR



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