

1055 LEWISTON RD NEW GLOUCESTER, ME 04260

FOR SALE

Price Reduction

RESTAURANT SPACE

For More Information, Please Contact:



**Brady Saunders**

Associate

(207) 744-3084

Brady@CoreFirms.com



**Josh Soley**

President

(207) 744-3084

Josh@CoreFirms.com



# PROPERTY INFORMATION



Address	1055 Lewiston Rd, New Gloucester, ME
Owner	BJB Holdings, LLC
List Price	<b>\$749,000</b> <del>\$799,000.00</del>
Building Size	2,062 ± SF
Land Size	1.5 ± Acres
Property Type	Retail/Restaurant
Parking	21+ Paved Spaces On-Site
Zoning Description	Rural
Year Built	1951
Year Renovated	2022
HVAC	Propane; Heat Pump
Water & Sewer	Private

The property features a 2,062± SF single-story structure situated on 1.5 acres with excellent visibility and frontage along Lewiston Road, which sees approximately 9,000 vehicles per day. The building blends modern efficiency with classic New England character, offering turnkey space suitable for restaurant, retail, or professional service use.

Recent upgrades include heat pump systems providing both heating and cooling, ADA-compliant restroom facilities, and refreshed interior finishes throughout. Ample surface parking (21+ spaces) supports both employees and customers, while the site's private water and septic systems ensure low operating costs.

Located in Cumberland County's growing commuter corridor, surrounded by regional employers Maine Health, Unum Group, IDEXX, Northern Light Mercy Hospital, and L.L. Bean, 1055 Lewiston Road presents a unique opportunity to acquire a highly visible, recently improved building in one of Southern Maine's most accessible submarkets.











# RESTAURANT SPACE

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