

FOR LEASE | RETAIL/FLEX/OFFICE SPACE

171 CAPITOL STREET, AUGUSTA, ME 04330



PROPERTY HIGHLIGHTS

- 3,900± SF retail/flex/office space
- Close proximity to State of Maine office buildings and the State House
- Conveniently located off Capitol Street at an entrance to Shaw's Plaza
- Great visibility with a traffic count of 11,324± cars/day (MDOT)
- Area businesses include: Shaw's, Reny's, Planet Fitness, Burger King, Applebee's, Circle K and State of Maine.
- Lease Rate: \$12.00/SF NNN



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PROPERTY DETAILS

OWNER OF RECORD	J & R Associates, LLC
ASSESSOR'S REF	Map 23, Lot 102 A
BUILDING SIZE	11,100± SF
AVAILABLE SPACE	3,900± SF (Unit #3)
LOT SIZE	.90± Acre
ZONING	CC - Regional Business
HVAC	Natural Gas; Forced Air, Central AC Roof top units
UTILITIES	Municipal water and sewer
PARKING	On-site, paved parking
LEASE RATE	\$12.00/SF NNN

CONTACT US



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