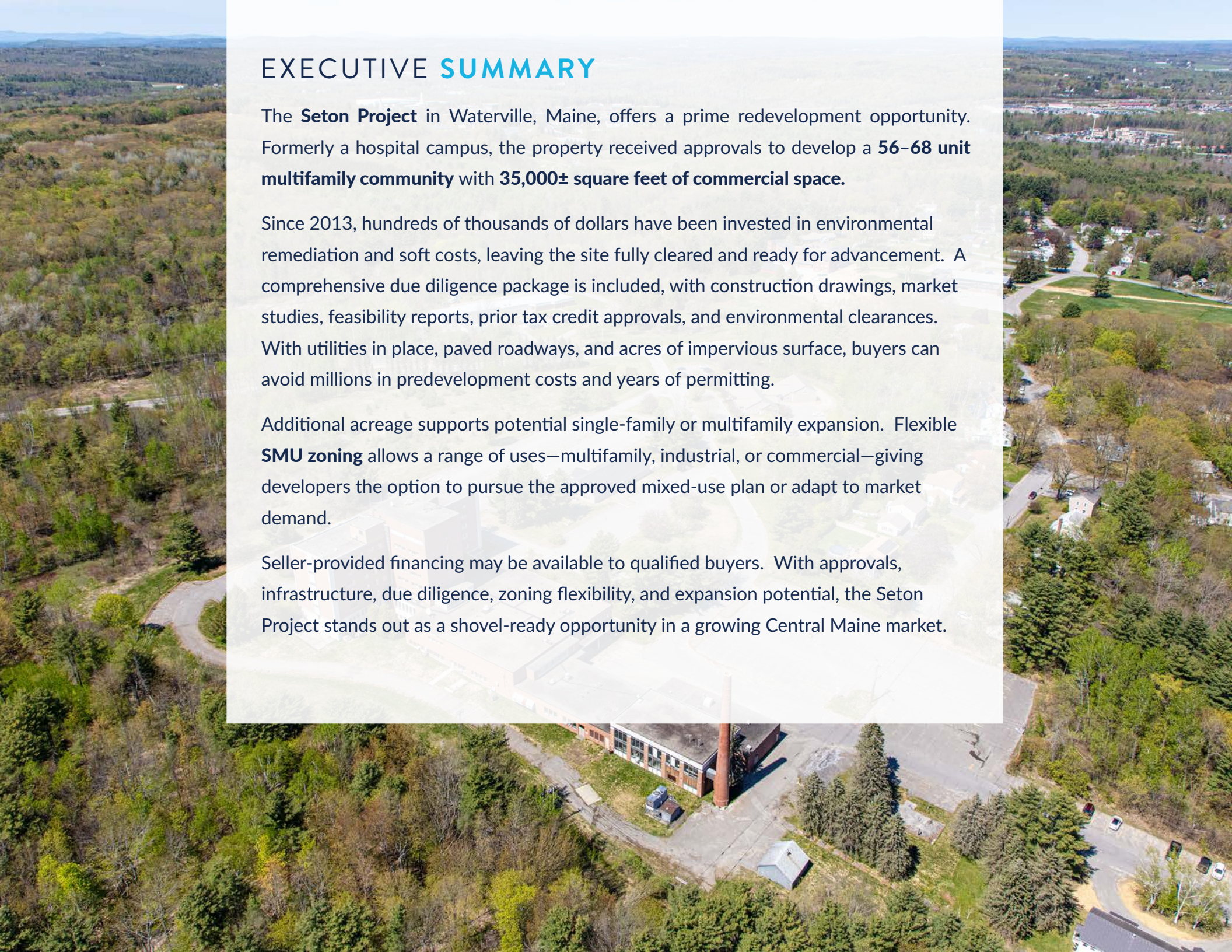


FOR SALE | MIXED-USE/MULTIFAMILY/REDEVELOPMENT

30 CHASE STREET, WATERVILLE, ME 04901



THE BOULOS
COMPANY

An aerial photograph of a large, wooded area with a road and a building in the distance. The image is used as a background for the text.

EXECUTIVE SUMMARY

The **Seton Project** in Waterville, Maine, offers a prime redevelopment opportunity. Formerly a hospital campus, the property received approvals to develop a **56–68 unit multifamily community** with **35,000± square feet of commercial space**.

Since 2013, hundreds of thousands of dollars have been invested in environmental remediation and soft costs, leaving the site fully cleared and ready for advancement. A comprehensive due diligence package is included, with construction drawings, market studies, feasibility reports, prior tax credit approvals, and environmental clearances. With utilities in place, paved roadways, and acres of impervious surface, buyers can avoid millions in predevelopment costs and years of permitting.

Additional acreage supports potential single-family or multifamily expansion. Flexible **SMU zoning** allows a range of uses—multifamily, industrial, or commercial—giving developers the option to pursue the approved mixed-use plan or adapt to market demand.

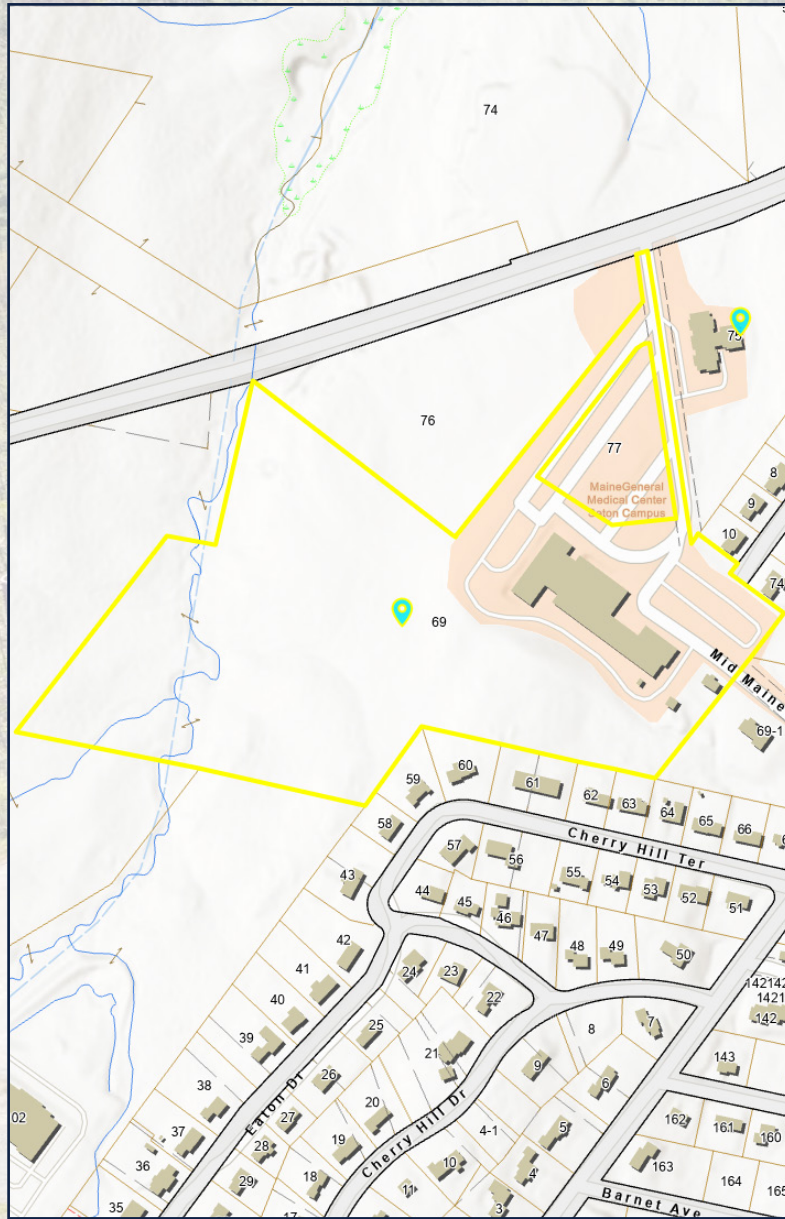
Seller-provided financing may be available to qualified buyers. With approvals, infrastructure, due diligence, zoning flexibility, and expansion potential, the Seton Project stands out as a shovel-ready opportunity in a growing Central Maine market.

PROPERTY DETAILS

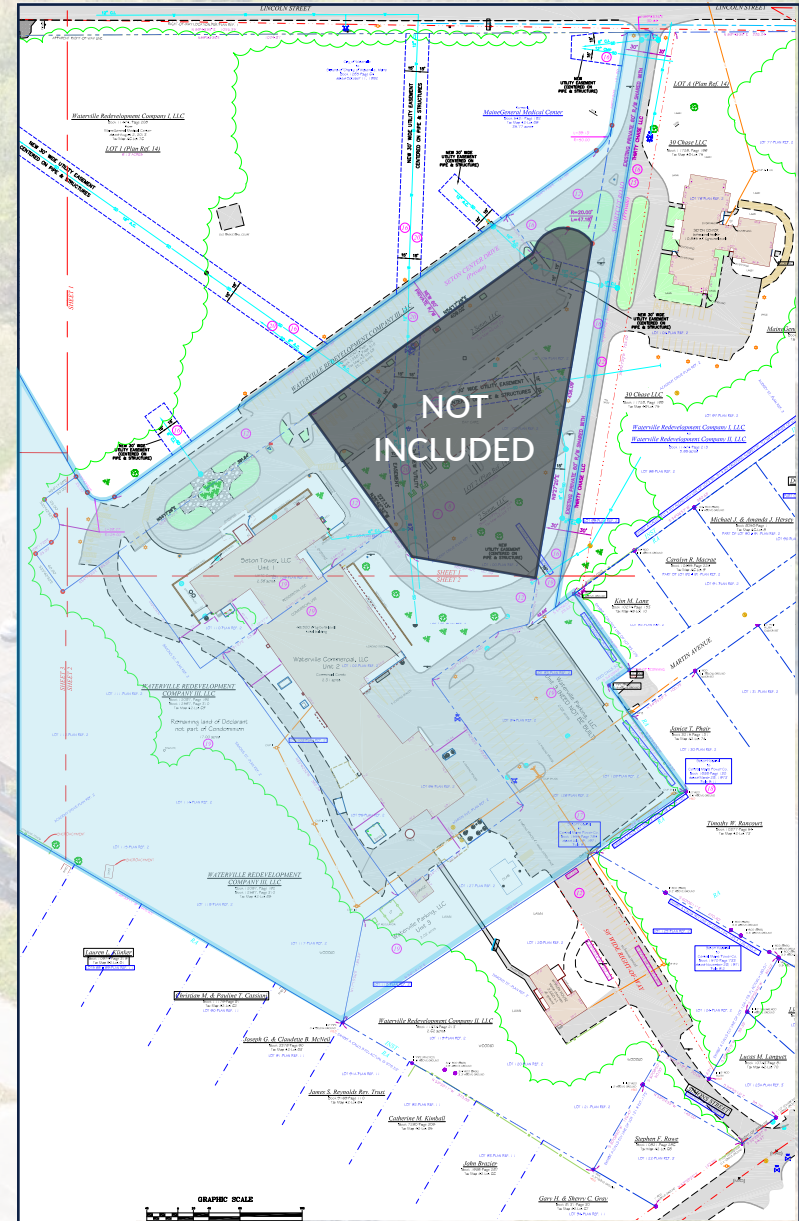
OWNER	Waterville Seton LLC
PROPERTY MANAGEMENT	Bridge Capital LLC
BUILDING SIZE	119,771± SF
STORIES	3.5 stories
LOT SIZE	26± Acres
ASSESSOR'S REFERENCE	Map 42, Lot 69
DEED REFERENCE	Book 15403, Page 0081
ZONING	SMU - Suburban Mixed Use
YEAR BUILT	1965
UTILITIES	Municipal water & sewer
SPRINKLERS	Wet system
HEATING	Oil-fired, steam heat
PARKING	On-site
AREA BUSINESSES	Colby College, Delta Ambulance, MaineGeneral Home Care, Mount Merici Academy
AREA AMENITIES	Shaw's, Applebee's, City National Bank, Flagship Cinemas, I-95 Exit 127
ANNUAL RE TAXES	\$31,920.90 (FY 2025)
ASSESSED VALUE	Land: \$359,500 <u>Building: 1,518,200</u> Total: \$1,877,700
SALE PRICE	\$1,500,000



PROPERTY SURVEY



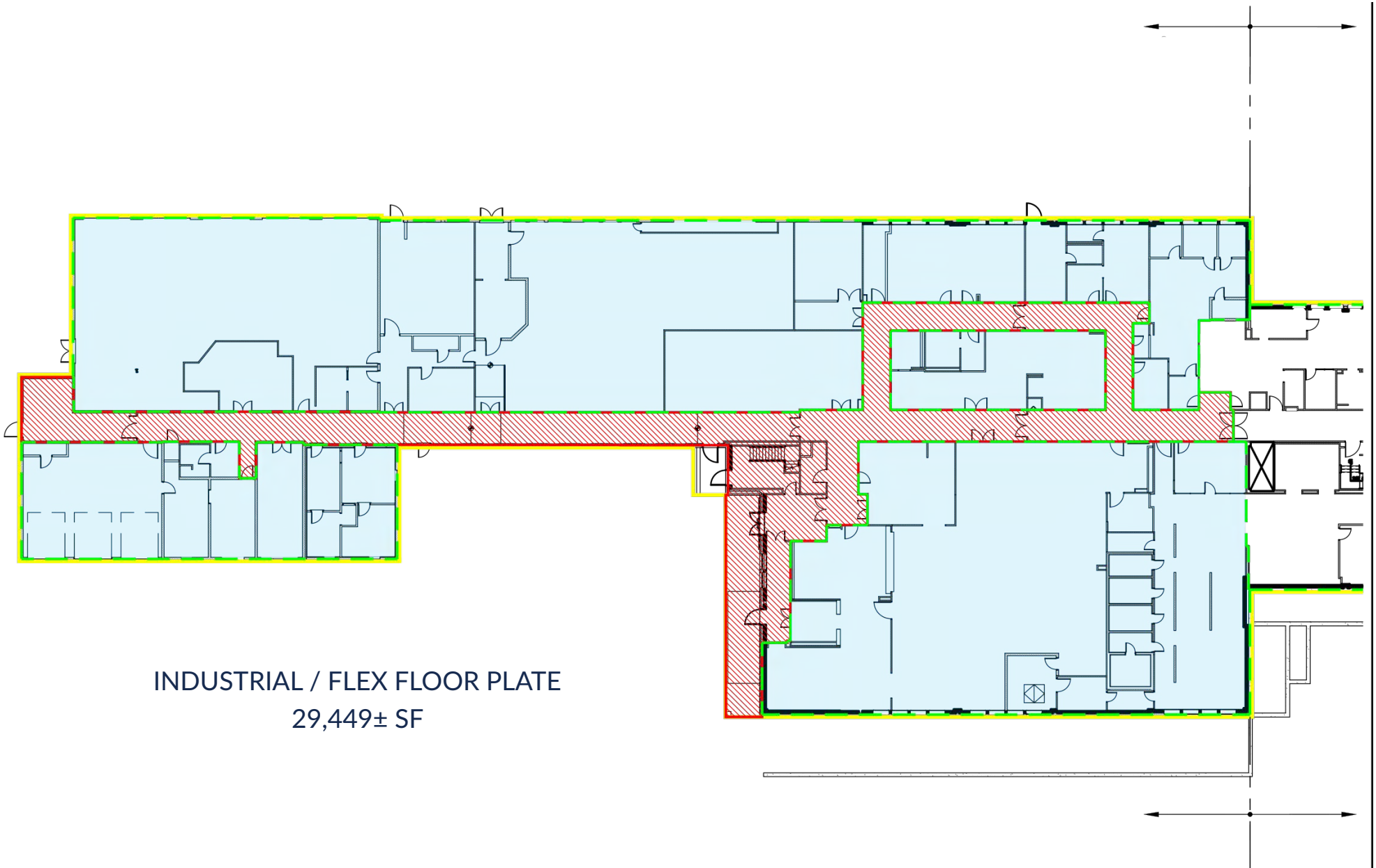
WATERVILLE TAX MAP



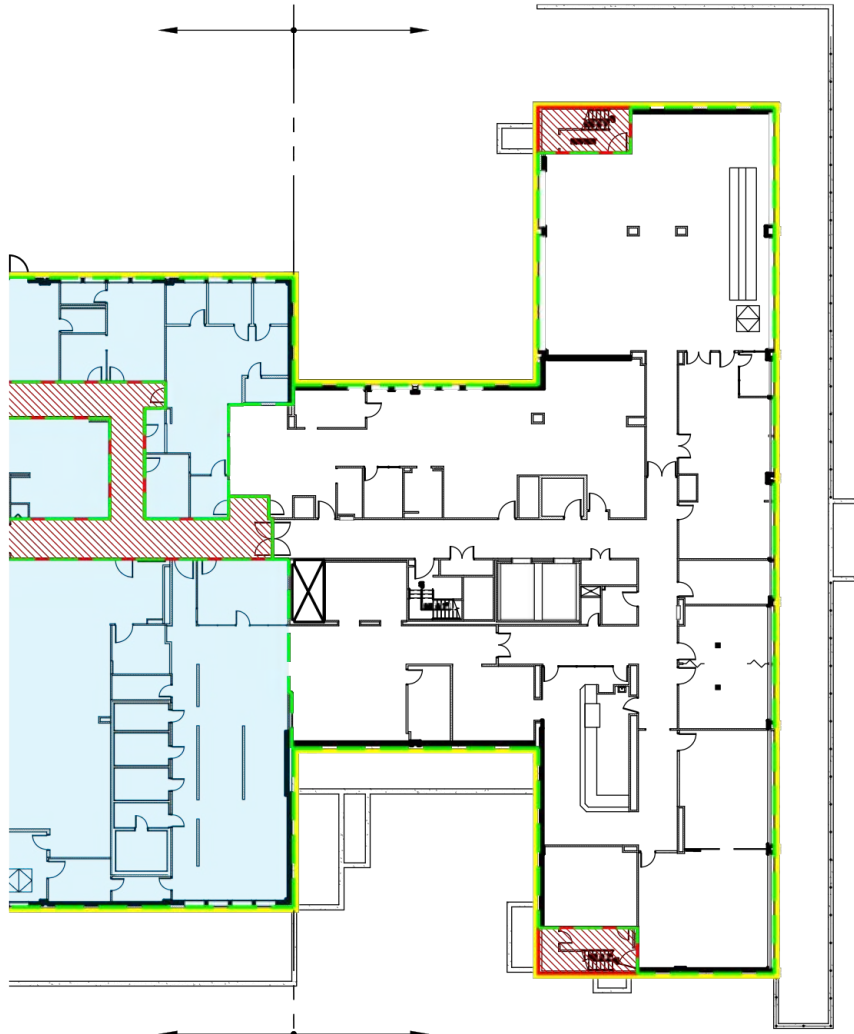
COMBINED SURVEYS

This survey was provided as two separate files.
Original files available upon request.

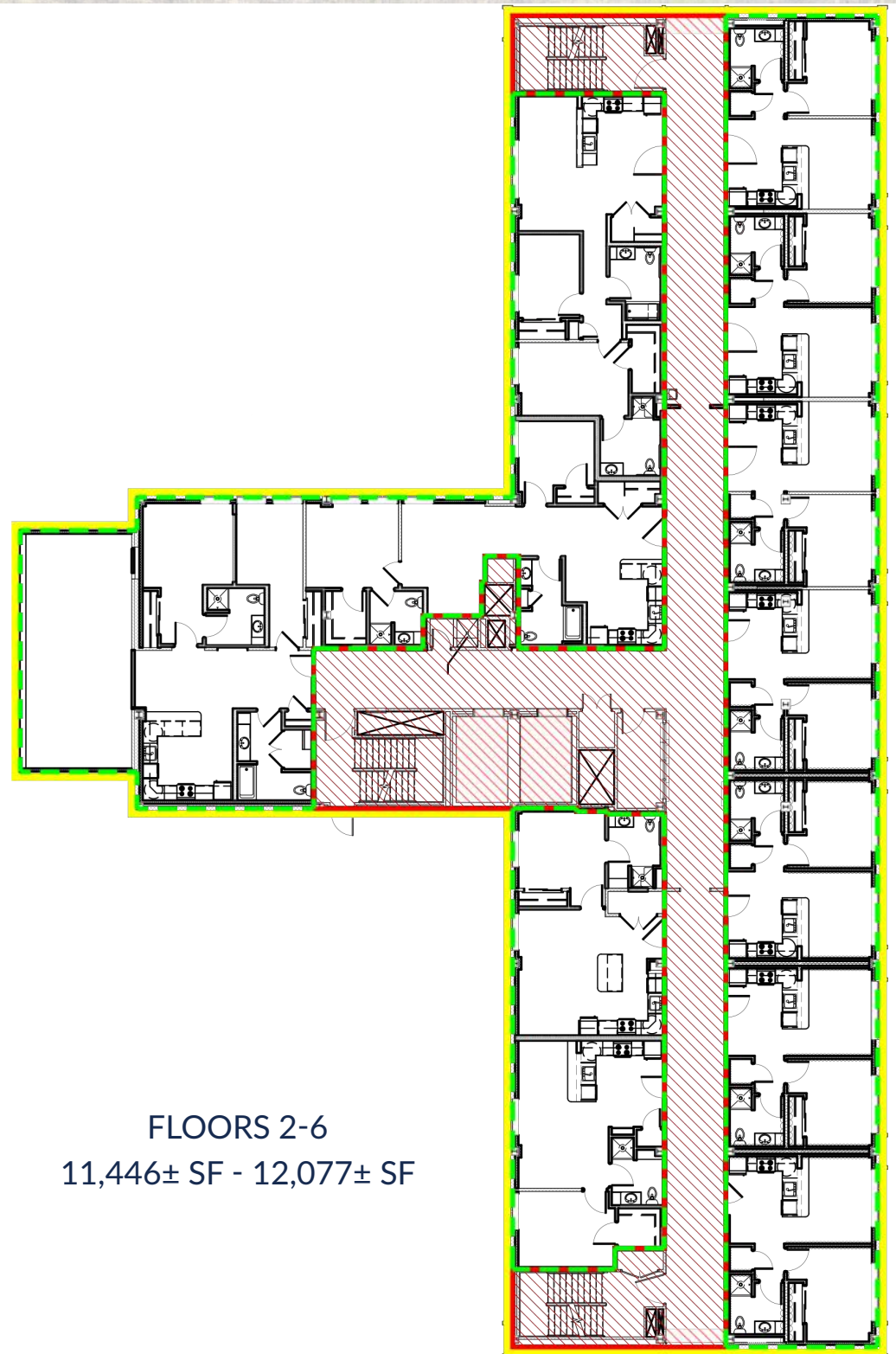
FLOOR PLANS



FLOOR PLANS

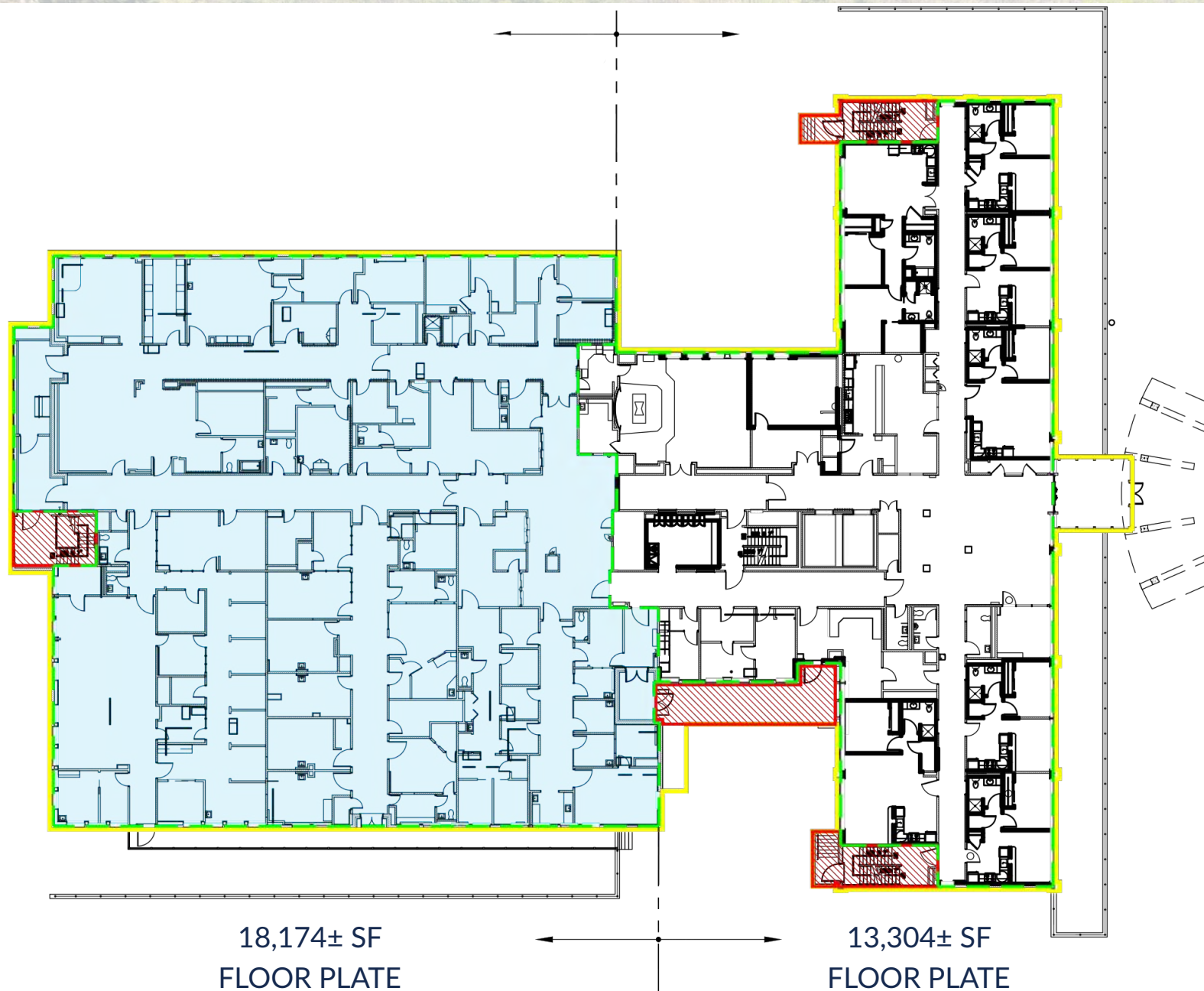


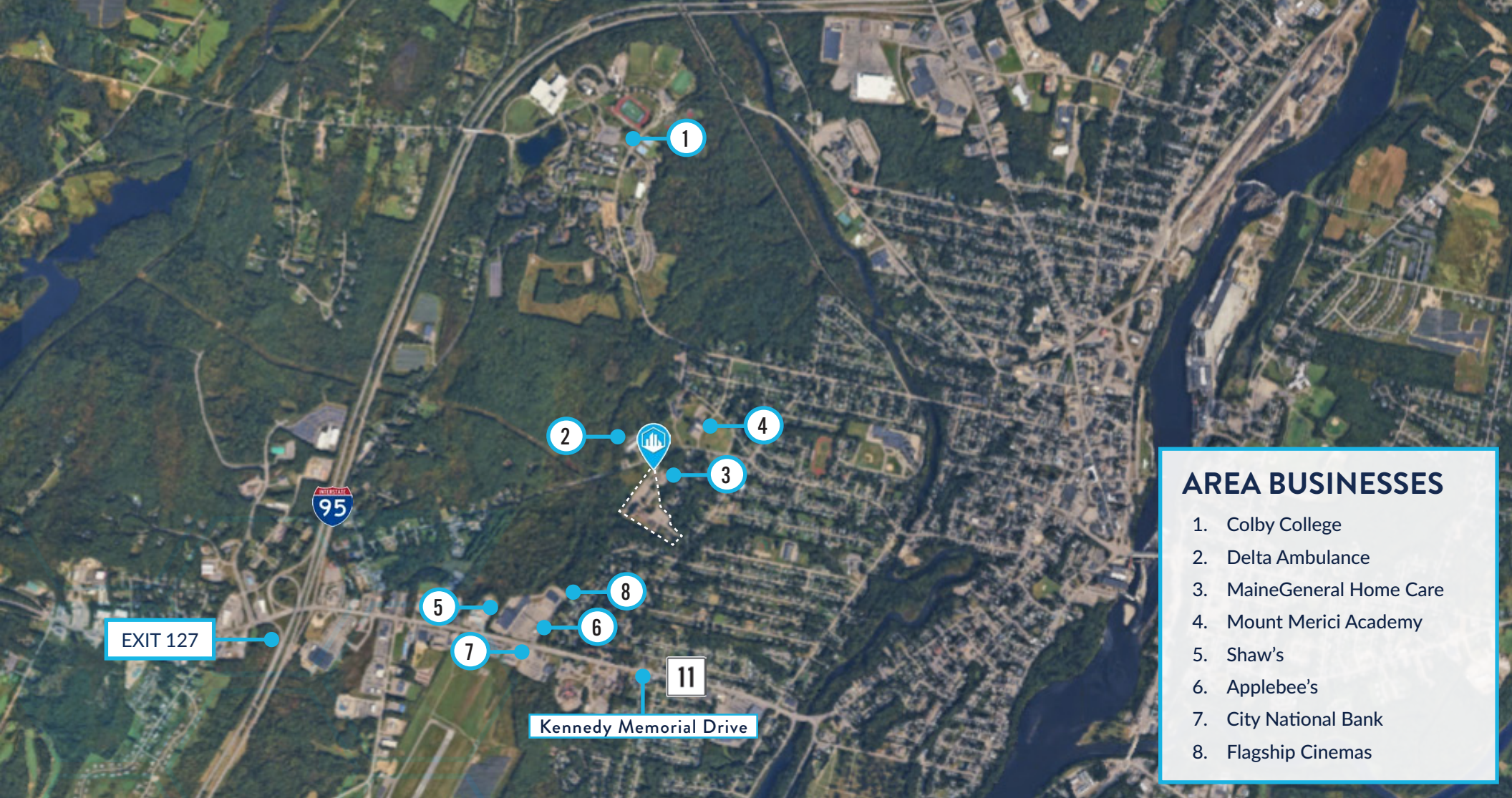
FLEX FLOOR PLATE
16,077± SF



FLOORS 2-6
11,446± SF - 12,077± SF

FLOOR PLANS





AREA BUSINESSES

1. Colby College
2. Delta Ambulance
3. MaineGeneral Home Care
4. Mount Merici Academy
5. Shaw's
6. Applebee's
7. City National Bank
8. Flagship Cinemas

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