



# FOR SALE

## PROMINENT RETAIL BUILDING

**100 ELM STREET  
WATERVILLE, ME 04901**

### PROPERTY HIGHLIGHTS

- Well-maintained 18,358 ± SF retail building with a warehouse component for sale in the heart of downtown Waterville.
- Proven location for a successful business.
- Building is sprinkled throughout, climate controlled, and owner has updated the roof & HVAC system.
- Building will be sold vacant. Current owner would entertain leasing back a portion of space. (See broker for details).
- Sale Price: \$1,200,000**

**LOCATED IN AN OPPORTUNITY ZONE**



**THE BOULOS  
COMPANY**

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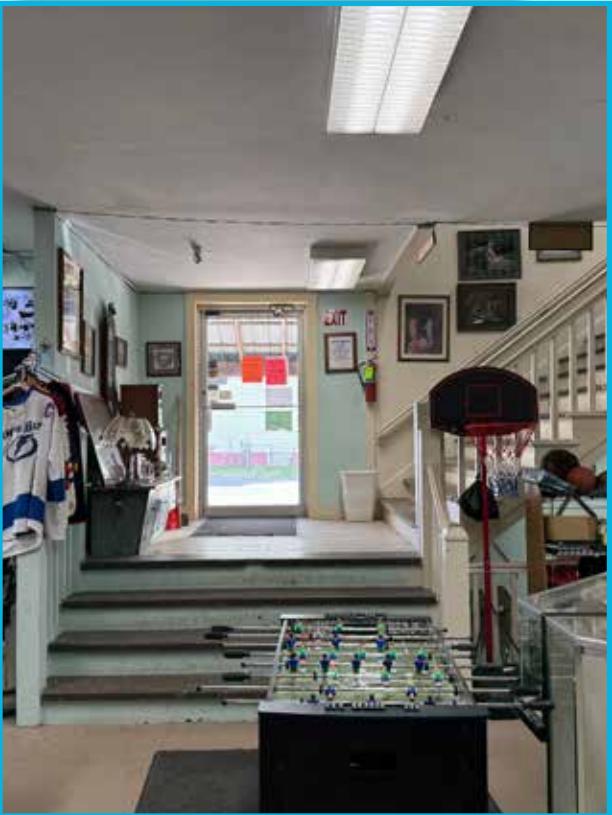
### PROPERTY DETAILS

OWNER	J.R.'S TRADING & PAWN
ASSESSOR'S REFERENCE	048-238
BOOK/PAGE	10987/0256
YEAR BUILT	1949 (ROOF & HVAC REPLACED IN 2015)
BUILDING SIZE	18,358± SF (DOES NOT INCLUDE 6,300± SF OF BASEMENT STORAGE SPACE)
TOTAL LAND AREA	0.29± ACRES
ZONING	CA - COMMERCIAL
LOT FRONTAGE	130' ON CENTER STREET & 138' ON ELM STREET
NO. OF STORIES	TWO (2)
ELEVATOR	ONE (1) FREIGHT ELEVATOR (BASEMENT TO 2ND FLOOR)
POWER	200 AMP, 3-PHASE
OVERHEAD DOOR(S)	TWO (2) 8'X10' DOORS
HEATING SYSTEM	HVAC SYSTEM, CENTRAL AIR, & GAS POWERED ROOFTOP UNITS
WATER/SEWER	MUNICIPAL
PARKING SPACES	8-10 SPACES ON-SITE WITH ADDITIONAL PARKING AREA 400' FROM ENTRANCE
HIGHWAYS/EXITS/AIRPORT	LESS THAN 2.0 MILES FROM I-95, EXIT 130 AND NEAR LAFLEUR AIRPORT
AREA BUSINESSES & AMENITIES	WALGREEN'S, USPS, DUNKIN', BURGER KING, MOBIL, COLBY COLLEGE, WATERVILLE OPERA HOUSE, LOCKWOOD HOTEL, DOLLAR TREE, KEYBANK, LION'S DEN TAVERN, WILD CLOVER CAFE & MARKET, 18 BELOW, & MORE
REAL ESTATE TAXES	\$8,480.00 (FY2024/2025)
SALE PRICE	\$1,200,000

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**PROPERTY PHOTOS**



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CONTACT US



**CAMERON FOSTER**  
**BROKER**  
207.553.1722 D  
703.717.1660 C  
[CFOSTER@BOULOS.COM](mailto:CFOSTER@BOULOS.COM)

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