



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



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PROPERTY DETAILS

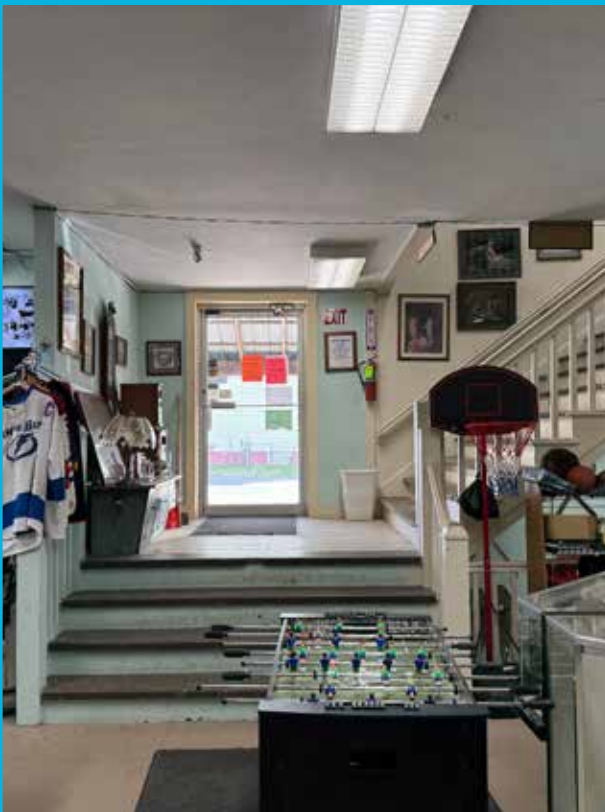
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|-----------------------------|--|
| OWNER | J.R.'S TRADING & PAWN |
| ASSESSOR'S REFERENCE | 048-238 |
| BOOK/PAGE | 10987/0256 |
| YEAR BUILT | 1949 (ROOF & HVAC REPLACED IN 2015) |
| BUILDING SIZE | 18,358± SF (DOES NOT INCLUDE 6,300± SF OF BASEMENT 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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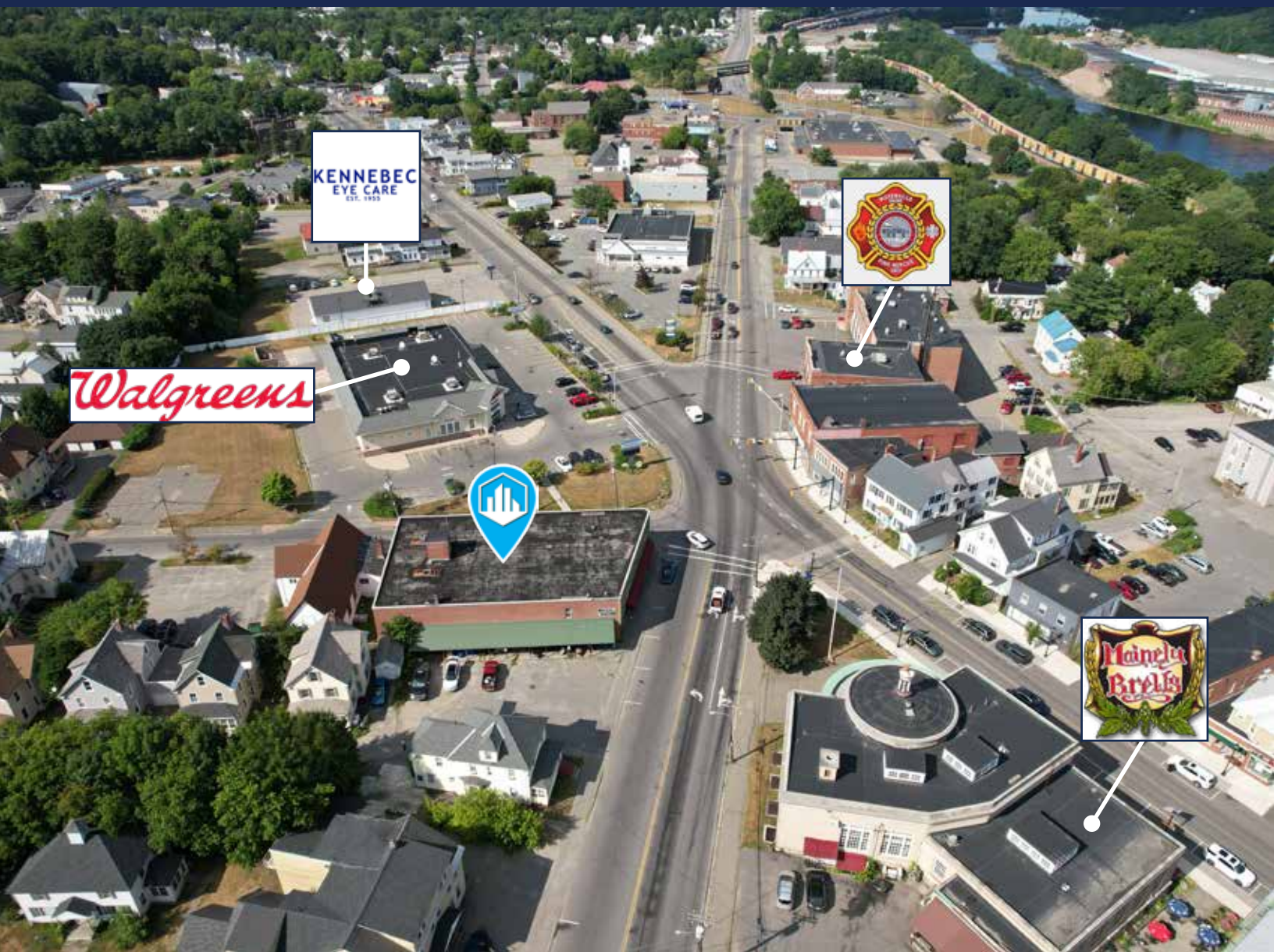


PROPERTY PHOTOS



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CONTACT US



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