



PRICE REDUCED

FOR SALE

5,841± WAREHOUSE / SHOWROOM

61 WASHINGTON STREET N, AUBURN, ME 04210

PROPERTY HIGHLIGHTS

- Adaptable commercial space that capitalizes on Washington Street's established traffic patterns and Auburn's growing service sector, offering owner-users turnkey operation potential or value-add repositioning opportunities.
- The space features a dedicated warehouse/distribution section with one (1) drive-in door, a showroom, two (2) private offices, and newer LED lighting throughout.
- **Sale Price: ~~\$350,000~~ \$275,000**

OWNER	Lawrence C Jack	POWER	3-phase, 120/208
DEED REFERENCE	Book 3269, Page 249	HEAT	Natural Gas - Furnace installed in 2023
ASSESSOR'S REFERENCE	Map 220, Lot 087	WATER/SEWER	Municipal
BUILDING SIZE	5,841± SF	SPRINKLERS	Wet System
LOT SIZE	0.13± Acres	RESTROOMS	Two (2) private restrooms
ZONING	Downtown Traditional Center (T-5.1)	PARKING	10± on-site parking spaces
YEAR BUILT	1949	HIGHWAYS	I-95 Exit 75, US-202, ME-4, ME-100
CONSTRUCTION	Brick	TRAFFIC COUNT	9,610 AADT (2019 - MDOT)
ROOF	Rubber Membrane (Replaced in 2011)	AREA BUSINESSES	Maine Oxy, Dirigo Federal Credit Union, New England School of Metalwork, Thayer Auto Sales
DRIVE-IN DOOR	One (1) 8' x 9' drive-in door	REAL ESTATE TAXES	\$3,827/year (FY 2024/2025)
CEILING / CLEAR HEIGHT	10'		

PHOTOS





THE BOULOS COMPANY

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