

FOR SALE | RETAIL/FLEX BUILDING

259 MAIN STREET, WATERVILLE, ME 04901



PROPERTY HIGHLIGHTS

- 4,000 ± SF single story flex/retail building on 0.46 ± acres in downtown Waterville.
- 480 amp, 3-phase power, rubber roof installed in 2020 and overhead door in the back for loading/unloading.
- 25 ± paved parking lot, outdoor storage area, and high ceilings in the warehouse.
- Building will be sold vacant.
- Property is located in the Commercial – A (C-A) Zone which promotes a wide range of commercial & residential uses.

• Sale Price: ~~\$399,000~~ **\$349,000**



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PROPERTY DETAILS

OWNER	AJMA INC.
ASSESSOR'S REF	052-307 & 052-306
BOOK / PAGE	03754/0048 & 02859/0036
ZONING	Commercial - A
LOT SIZE	0.46± AC
BUILDING SIZE	4,000± SF
SPACE LAYOUT	Warehouse: 3,000± SF Retail/Flex: 1,000± SF
CEILING HEIGHTS	16' - Warehouse 12' - Retail/Flex
FLOORING	Concrete Slab - No Basement
UTILITIES	Public
HVAC	Heat Exchange / Air Handlers
ELECTRICAL	480 AMP, 3-Phase
SPRINKLER SYSTEM	Yes
DRIVE-IN OHDs	One (1) 8' x 10'
MISC.	Outdoor Lay Area, Ample Power, Rubber Roof 2020
R.E. TAXES	\$3,520.78 (2022)
SALE PRICE	\$399,000 \$349,000



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TAX MAP



*STRUCTURE ON LOT 306 WAS RAZED IN 2021



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CONTACT US



CAMERON FOSTER

Broker

+1 207.553.1722 D

+1 703.717.1660 C

cfoster@boulos.com

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