

COMMERCIAL INVESTMENT
OPPORTUNITY
BIDDEFORD, ME



Self Storage or Development

Approximate
Property Lines

An aerial photograph of a commercial property in Biddeford, ME. The property is a large, single-story building with a flat roof covered in snow. The building has a light-colored exterior with red vertical accents. In front of the building is a paved parking lot with several cars parked. The surrounding area is a residential neighborhood with various houses and streets. The text "Approximate Property Lines" is overlaid on the image.

**FOR
SALE**

19,972± SF
.52± Acres



F.O. BAILEY
COMMERCIAL REAL ESTATE

CONFIDENTIAL INVESTMENT OPPORTUNITY

SALE INFORMATION

- Currently operating as a 170 unit self storage facility; 41 Main Street in Biddeford is a prime redevelopment opportunity as well
- Biddeford is currently in full revitalization and undergoing significant growth with new businesses and housing expanding on nearly every corner
- Potential Annual Revenue- \$190,000
- Loading Dock and two high bay roll up doors
- New Roof 2020

PROPERTY ADDRESS	41 Main Street Biddeford, ME 04005
SF	19,972± Square Feet
LOT SIZE	.52+/- Acres
YEAR BUILT	1920
STORIES	2
UNITS	170
PARKING	30+
PRICE	\$1,495,000
BROKERS	David Jones Thomas Gadbois



CONTACT



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