

PRICE REDUCED



FOR SALE OR LEASE

RETAIL/RESTAURANT BUILDING
123 CIVIC CENTER DRIVE
AUGUSTA, ME 04330

UNSURPASSED VISIBILITY, LOCATION & CURB APPEAL

- 3,257± SF Retail/Restaurant Building on 1.7± AC
- Located on Civic Center Drive near The Marketplace At Augusta, The Augusta Civic Center & University of Maine
- 65 on-site parking spaces
- Freestanding roadside pylon sign
- CD zoning permits a wide variety of uses
- Close to I-95 Exit 112
- Area businesses include Dunkin', Regal Cinemas, Barnes & Noble, Sam's Club, Home Depot, Dick's & Wal-Mart
- Sale Price ~~\$1,600,000~~ **\$1,100,000**
- Lease Rate: See Broker for details



**THE BOULOS
COMPANY**



PROPERTY DETAILS

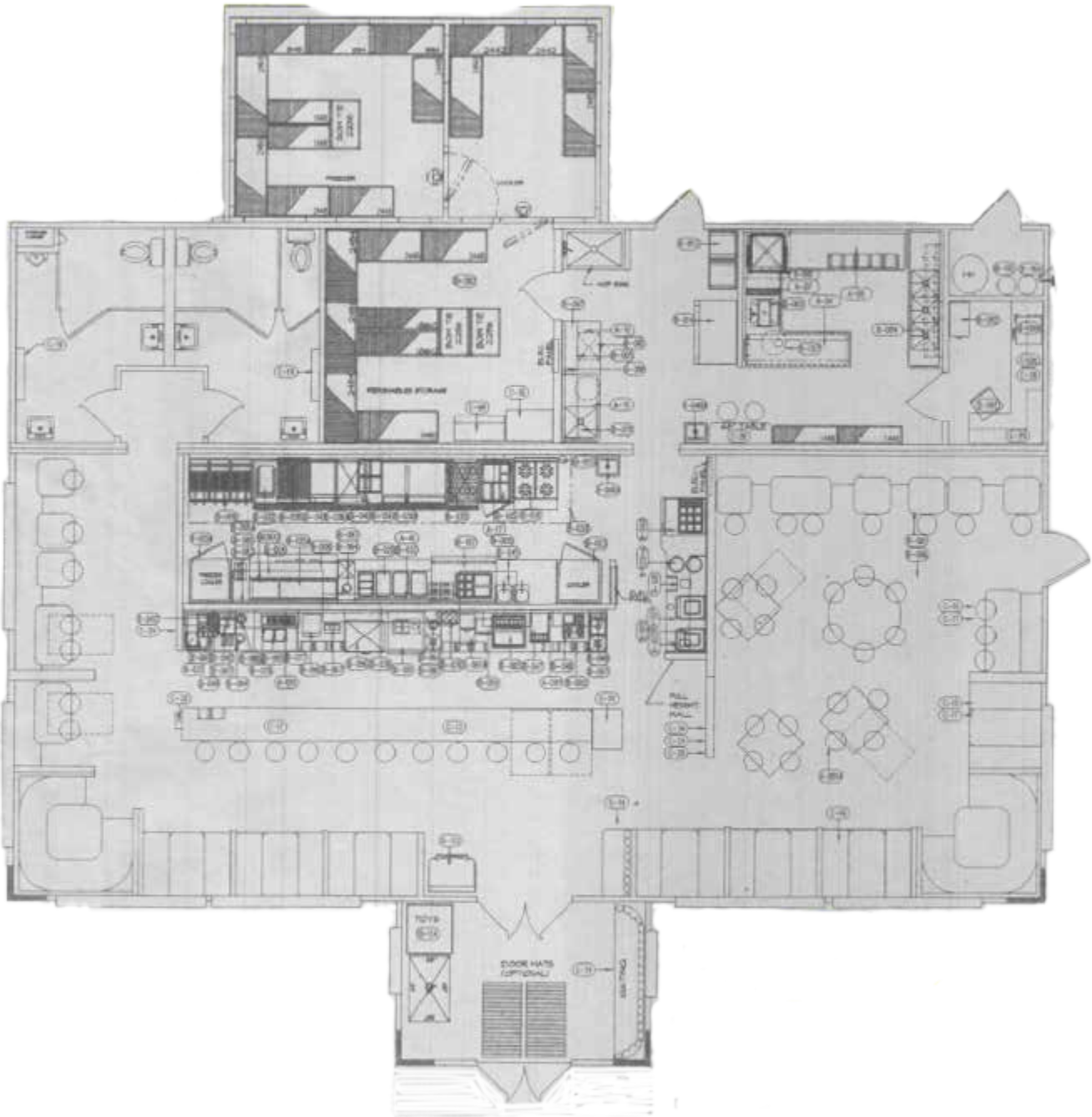
| | |
|---------------------|--|
| OWNER | JESSIAN ENTERPRISES, LLC |
| ASSESSORS REFERENCE | MAP 5, LOT 50A |
| BOOK/PAGE | 8251/135 |
| YEAR BUILT | 1999 |
| BUILDING SIZE | 3,257± SF |
| TOTAL LAND AREA | 1.7± AC |
| ASSESSED VALUE | LAND: \$ 721,800 BLDG: \$ 669,600 TOTAL: \$1,391,400 |
| ZONING | CD - CIVIC CENTER DISTRICT |
| LOT FRONTAGE | 278'± |
| TRAFFIC COUNTS | 11,372 AADT |
| PRIMARY POWER | 3 PHASE |
| HEATING SYSTEM | PROPANE-FIRED HEATING AND COOLING UNITS |
| WATER/SEWER | MUNICIPAL |
| PARKING SPACES | SIXTY-FIVE (65) |
| REAL ESTATE TAXES | \$33,115.32 (2024/2025) |
| SALE PRICE | \$1,600,000 \$1,100,000 |
| LEASE RATE | SEE BROKER FOR DETAILS |

FOR SALE OR LEASE | RETAIL/RESTAURANT BUILDING

123 CIVIC CENTER DRIVE, AUGUSTA, ME 04330



FLOOR PLAN



FOR SALE OR LEASE | RETAIL/RESTAURANT BUILDING

123 CIVIC CENTER DRIVE, AUGUSTA, ME 04330



CONTACT US



CHRIS PASZYK, CCIM, SIOR
MANAGING PARTNER
+1 207 939 4147 C
CPASZYK@BOULOS.COM

©2025 The Boulos Company, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.