

FOR SALE | HIGH-TRAFFIC DEALERSHIP / INDUSTRIAL BUILDING ON 7.7± ACRES

102 MAIN ROAD, HOLDEN, ME 04429

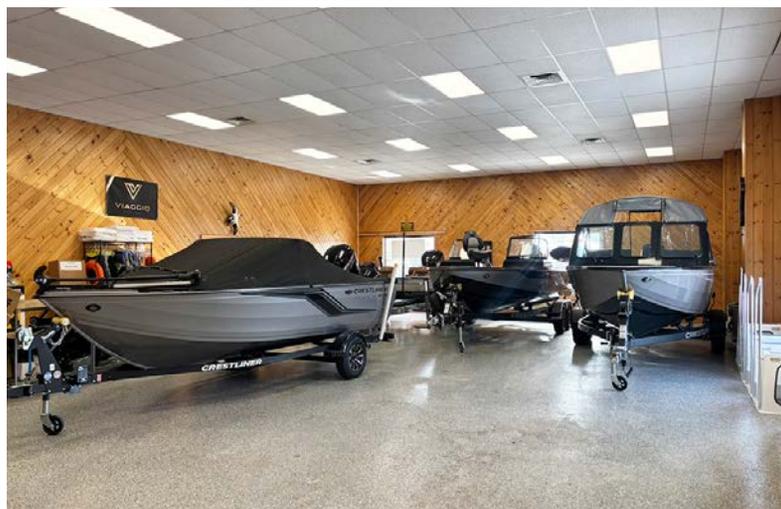


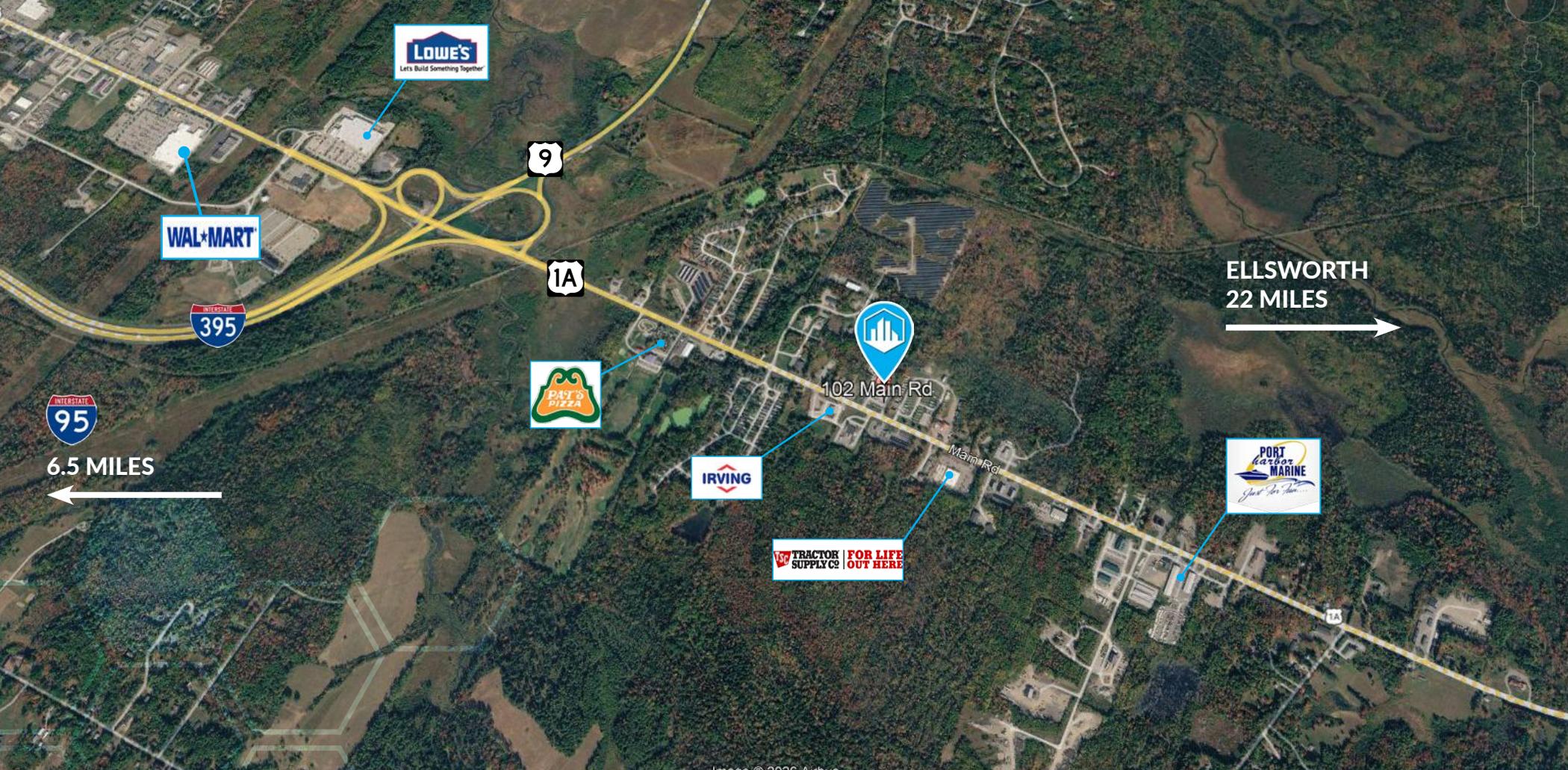
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OWNER	Webb's RV and Marine, LLC
BOOK/PAGE	16440/271
ASSESSOR'S REFERENCE	Map 19, Lot 14-15
BUILDING SIZE	10,800± SF
CONSTRUCTION	Steel frame, insulated panels, block wall separating showroom and service bay areas
LAND AREA	7.7± AC
LOT FRONTAGE	300' on Route 1A
ZONING	16 - General Commercial
YEAR BUILT	1989
STORIES	One (1)
HVAC	Propane-powered; forced hot air and A/C in showroom, blowers for heat in service areas
UTILITIES	Private water and sewer
CEILING HEIGHT	16' eaves, 18' in service bay area, 10' drop ceilings in showroom, partial 16' ceilings in drive-in showroom
CLEAR HEIGHTS	16'-0"
DRIVE-IN DOOR(S)	Six (6), 14' doors
POWER	3-Phase, 120/240v
ROOF	Standing seam metal roof (1989)
TRAFFIC COUNT	23,280 (MDOT 2023)
PARKING	1.76 acres of paved land around the building
ASSESSED VALUE	Land: \$270,230
REAL ESTATE TAXES	\$14,579 (FY 2025)
SALE PRICE	\$1,795,000





CONTACT



ROY DONNELLY
Associate Broker
+1 207.553.1736 D
+1 207.356.1327 C
rdonnelly@boulos.com



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