

FOR SALE: RETAIL/SERVICE BUILDING

1005 Augusta Road | Belgrade, ME 04917



PRICE REDUCTION

Property Highlights

- 2,176 ± SF retail/service building on 1.3± AC being sold in “as-is” condition
- Well positioned for redevelopment with two curb cuts, fenced in outdoor storage and in close vicinity to local businesses
- 335 feet of prime Route 27 frontage with strong daily exposure and direct access to Augusta and the Belgrade Lakes region.
- Traffic counts on SR 27 in Belgrade ~6,030 AADT (near the SR 135 junction area)
- Strategic central-Maine location: approx. 10 miles to Augusta and 15 miles to Waterville, serving commuters and regional draw.
- Belgrade Lakes destination market: a long-established recreation and tourism region with boating/fishing and multi-season visitation.
- Sale Price: \$279,000 ~~\$325,000~~



Owner

The Estate of Ralph Ardito Jr.

Assessors Reference

Map 07, Lot 60

Deed Reference

Book 2979, Page 77

Building Size

2,176 ± SF

Lot Size

1.3± AC

Parking

15-20 Spaces

Signage

Building Mounted and Street pylon

Utilities

Private water/sewer

Sprinkler

N/A

Zoning

Commercial

Property Taxes

\$1,845.10 (FY 2025)

Sale Price:

\$279,000 ~~\$325,000~~





CONTACT



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PORTA & CO.

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