



For Lease

Downtown Retail/Office

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257-271 Water Street Augusta, ME

Property Highlights

- Street-level retail storefront is available for lease at The Vickery, which is home to 23 luxury residential units creating demand for lifestyle amenities
- Unit 14, formerly a flower shop, is 510± SF consisting of open space with a private restroom
- Free on-street parking and in the municipal lot behind the building
- Located on the Kennebec River in the heart of Maine's Capitol, The Vickery is in a vibrant neighborhood offering dining, shopping, and convenient access to some of Maine's best attractions

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Specifications

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| Address: | 257-271 Water Street |
| Location: | Augusta, ME 04330 |
| Owner(s): | 257 Water Street, LLC |
| Map/Lot: | 34/40 |
| Book & Page: | 12811/0066 |
| Building Type: | Mixed-use (residential & retail) |
| Year Built/Renovated: | 1865/2018 & ongoing |
| Total Building SF: | 44,175± |
| Available SF: | Unit 14: 510± @ \$1,250/month |
| Utilities: | Municipal water & sewer New heating/cooling system installed |
| Zoning: | KBD1 |
| Parking: | Free on-street & municipal lot |
| Accessibility: | A short commute to the State Government Campus, the Central Maine Medical Center, I-95, and only 45 minutes away from Portland |



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Floor Plan



1 | NEW FIRST FLOOR PLAN

1/8" = 1'-0"

8450 GROSS S.F.