



For Lease

Downtown Retail/Office

Jim Boyle

Associate
+1 508 333 4059
jim.boyle@colliers.com

Mike Cobb

Managing Director
+1 207 712 9318
m.cobb@colliers.com



217 Commercial Street, Suite 201
Portland, ME 04101
+1 207 560 8000
colliers.com/maine

257-271 Water Street Augusta, ME

Property Highlights

- Street-level retail storefronts are 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 and a private restroom
- Unit 15, formerly a spa, is 845± SF consisting of a spacious open layout and 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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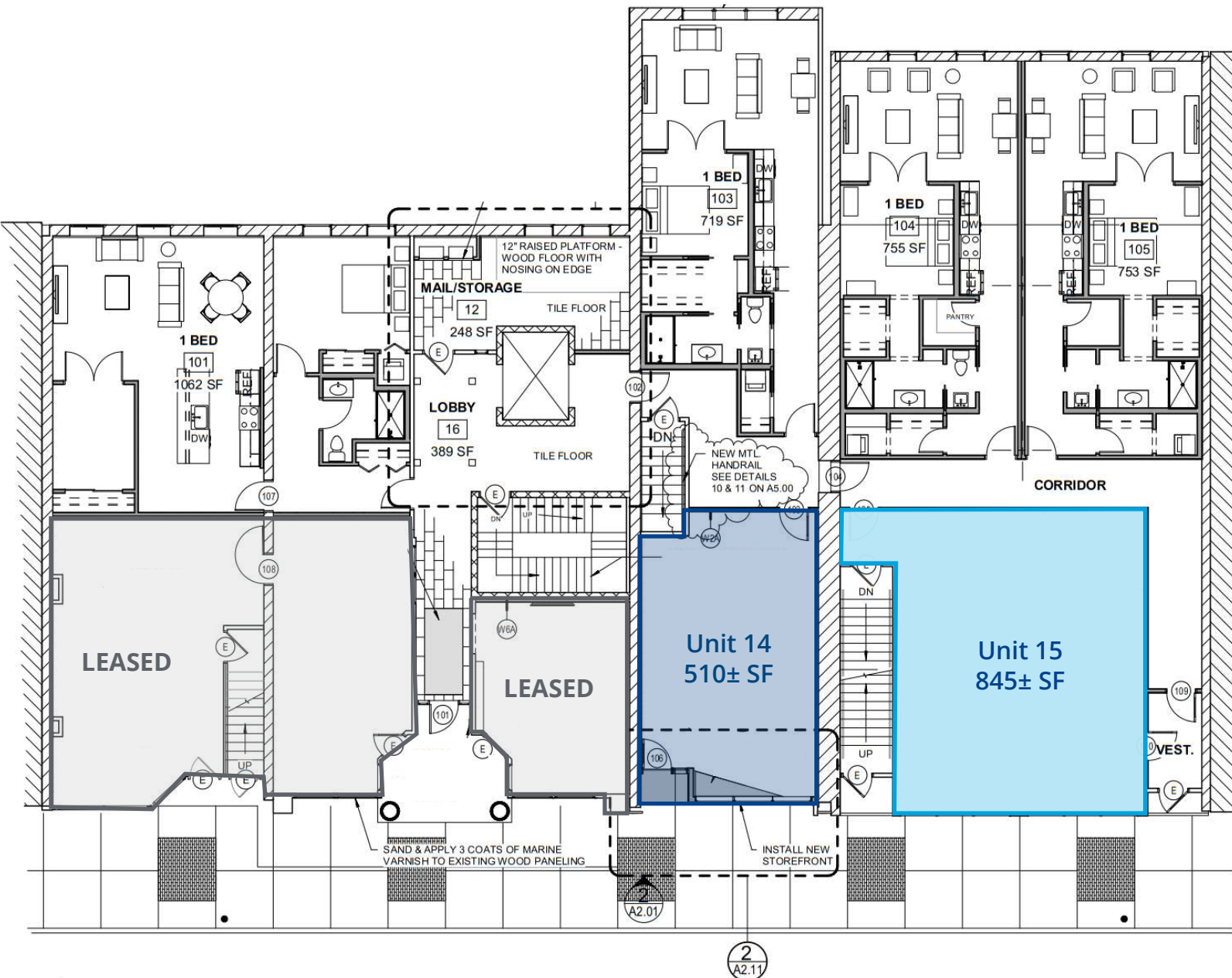
Specifications

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 Unit 15: 845± @ \$1,500/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.