

FOR SALE



87 SOUTH MAIN STREET - BREWER, MAINE

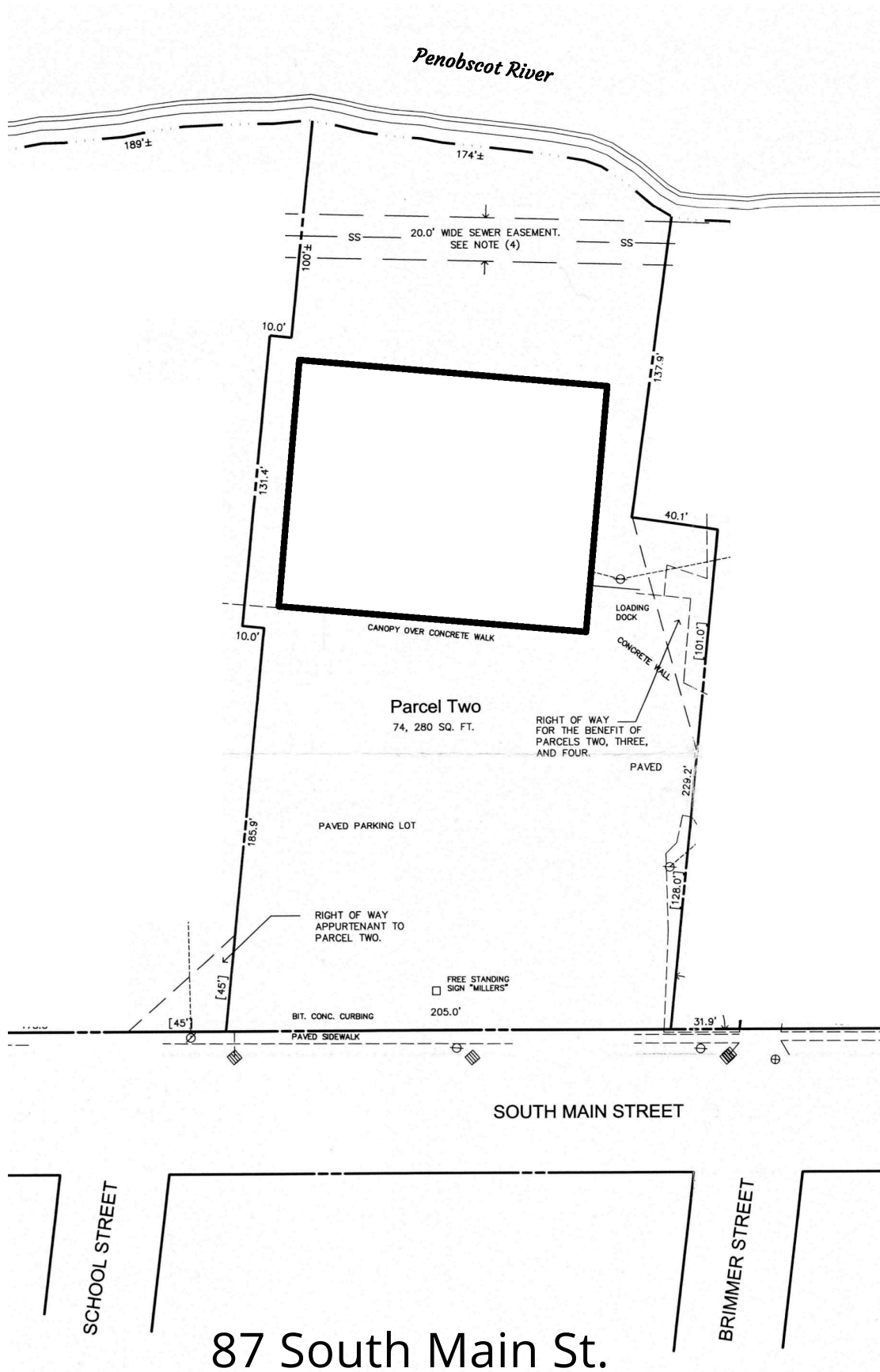
PROPERTY DESCRIPTION:

Freestanding masonry building most recently used as a grocery store. Location provides ample parking and with great visibility and pylon signage opportunities on S. Main St. Located adjacent to the Penobscot River & Brewer River Walk, less than one mile from I-395. Property has potential for views of the Penobscot River and walking access to the river walk.

BUILDING SIZE	15,904 +/- sf
LOT SIZE	1.7 +/- acres
DOCK DOOR	One loading dock
FRONTAGE	205' of frontage on S. Main St
AGE	Built in 1967, remodeled in 2004
ZONING	Convenience Business
TRAFFIC COUNT	21,100/day at Wilson & Main (2023)
ACCESSOR'S REFERENCE	Map 29 Lot 108
ROOF	Flat, tar & gravel
PRICE	\$1,350,000

Information furnished is from sources deemed reliable, but no warranty is made to the accuracy thereof. The listing broker hereby discloses that she/he is acting solely as an agent for the seller in the marketing, negotiation, and sale/lease of this property. Broker further discloses that she/he represents the seller's interest and has a fiduciary duty to disclose to the seller information which is material to the sale acquired from the buyer or any other source.

SITE PLAN



LOCATION MAP



FOR FURTHER INFO, CONTACT: DAVID HUGHES

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