

FOR SALE



MODERN, WATERFRONT OFFICE/WAREHOUSE BUILDING

44 LINCOLN STREET, SACO, ME 04072

PROPERTY HIGHLIGHTS

- Turn-key, modern office/warehouse building set right on the bank of the Saco River
- Free-standing building includes a large flex unit with a 10' x 12' overhead door.
- 0.88± acre parcel includes large paved area for parking/storage.
- Easily accessible, in between Exits 32 and 36 on the Maine Turnpike (I-95)
- Just 1/10th of a mile off of Route 1 and walkable to both downtown Saco and downtown Biddeford
- Grandfathered commercial zoning possible - see broker for details.
- **SALE PRICE: \$995,000**





PROPERTY HIGHLIGHTS

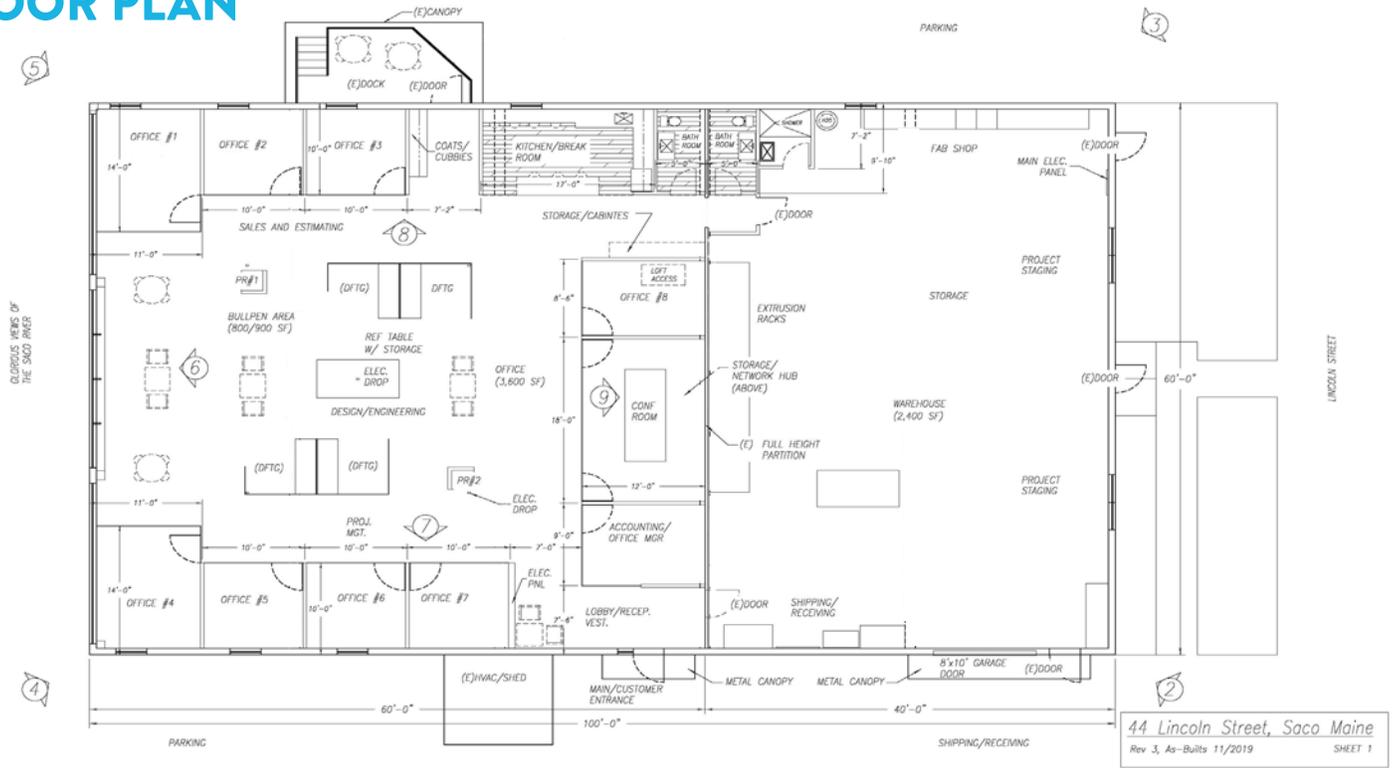
OWNER	Bellwether Holdings, LLC
DEED REFERENCE	Book 17941, Page 662
ASSESSOR'S REFERENCE	Map 38, Lot 228
LOT SIZE	0.88± AC
ZONING	HDR - High Density Residential (Grandfathered commercial zoning possible - see broker for details)
BUILDING SIZE	Office: 3,600± SF <u>Warehouse: 2,400± SF</u> Total: 6,000± SF
YEAR BUILT	1970; Renovated in 2019 (all new electrical and plumbing)
ROOF	Corrugated metal roof; coated in 2019
CEILING HEIGHT	10' at eaves, increasing to 17.5' at center
DRIVE-IN DOORS	One (1), 10' x 12'
HVAC	Natural gas/forced air; HVAC in office space
POWER	Three-phase
UTILITIES	Municipal water & sewer, natural gas
RESTROOMS	Two (2) single stall with one (1) shower room
PARKING	Ample on-site parking; Two (2) lots
R.E. TAXES	\$9,522.52/year (FY 2025/2026)
SALE PRICE	\$995,000



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FLOOR PLAN



PROPERTY PHOTOS



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