

FOR SALE/LEASE



102 MAIN STREET, SACO, ME 04072

PROPERTY HIGHLIGHTS

- 9,752± SF two-story office/industrial/flex building available for sale
- 9,459± SF of space available for lease or an owner/user opportunity (293± SF is currently leased)
- Part of the Saco Island development along the Saco River
- Historic mill building which underwent a complete historic tax credit renovation in 2018 to 2019
- Building is in excellent condition with new roof, new windows, and freight elevator featuring high ceilings and exposed brick and beams
- On-site parking for up to 20 vehicles. See broker for more details.
- One (1) 10' overhead loading door. Ceiling heights range from 10' 6" up to 15' 7"
- **Lease Rate: \$12.00/SF NNN**
- **Sale Price: \$1,700,000**




**THE BOULOS
COMPANY**
COMMERCIAL REAL ESTATE

FOR SALE/LEASE | CUTTS MILL BUILDING

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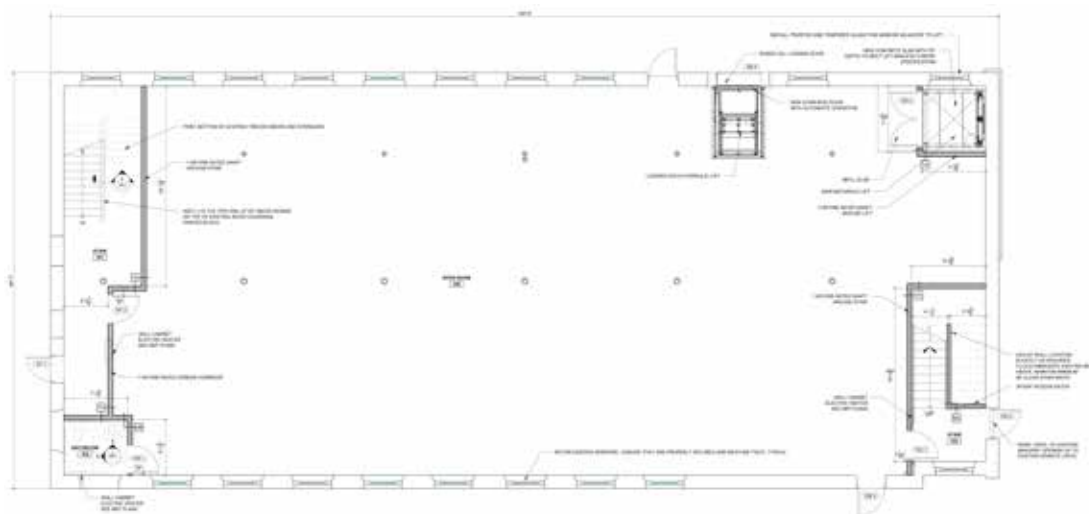


PROPERTY DETAILS

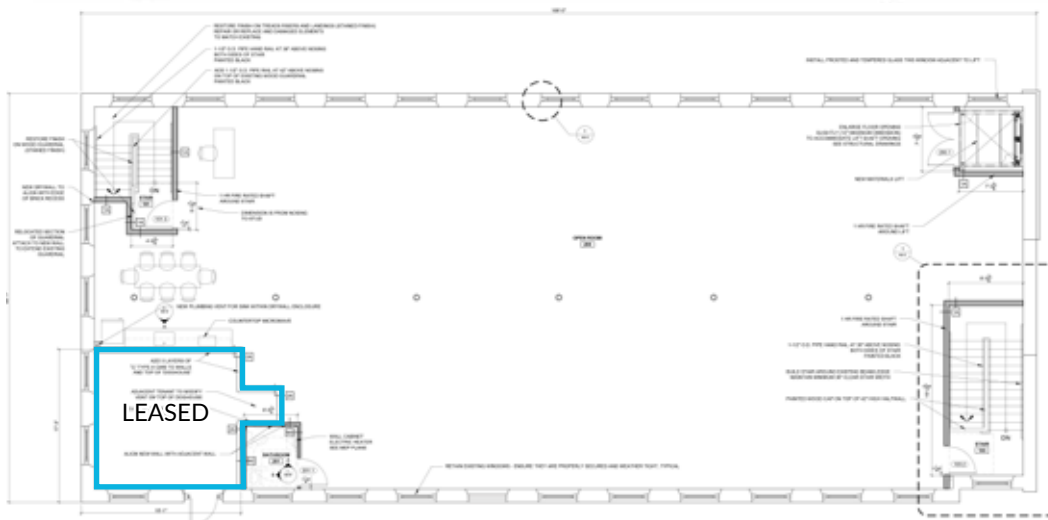
OWNER	Baxter & Cutts LLC	YEAR BUILT	1855 (renovated 2018-2019)
BUILDING SIZE	9,752± SF	NO. OF STORIES	Two (2)
AVAILABLE SPACE	9,459± SF on two floors (293± SF is currently leased on the 2nd floor - see floor plan)	CEILING HEIGHT	From 10'6" up to 15'7"
ASSESSOR'S REFERENCE	037-001-003	PARKING	On-site parking for up to 20 vehicles. See broker for more details.
BOOK/PAGE	17851/91	OPERATING EXPENSES	\$1.70/SF
ZONING	SI - Saco Island	LEASE RATE	\$12.00/SF NNN
		SALE PRICE	\$1,700,000

FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



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FIRST FLOOR

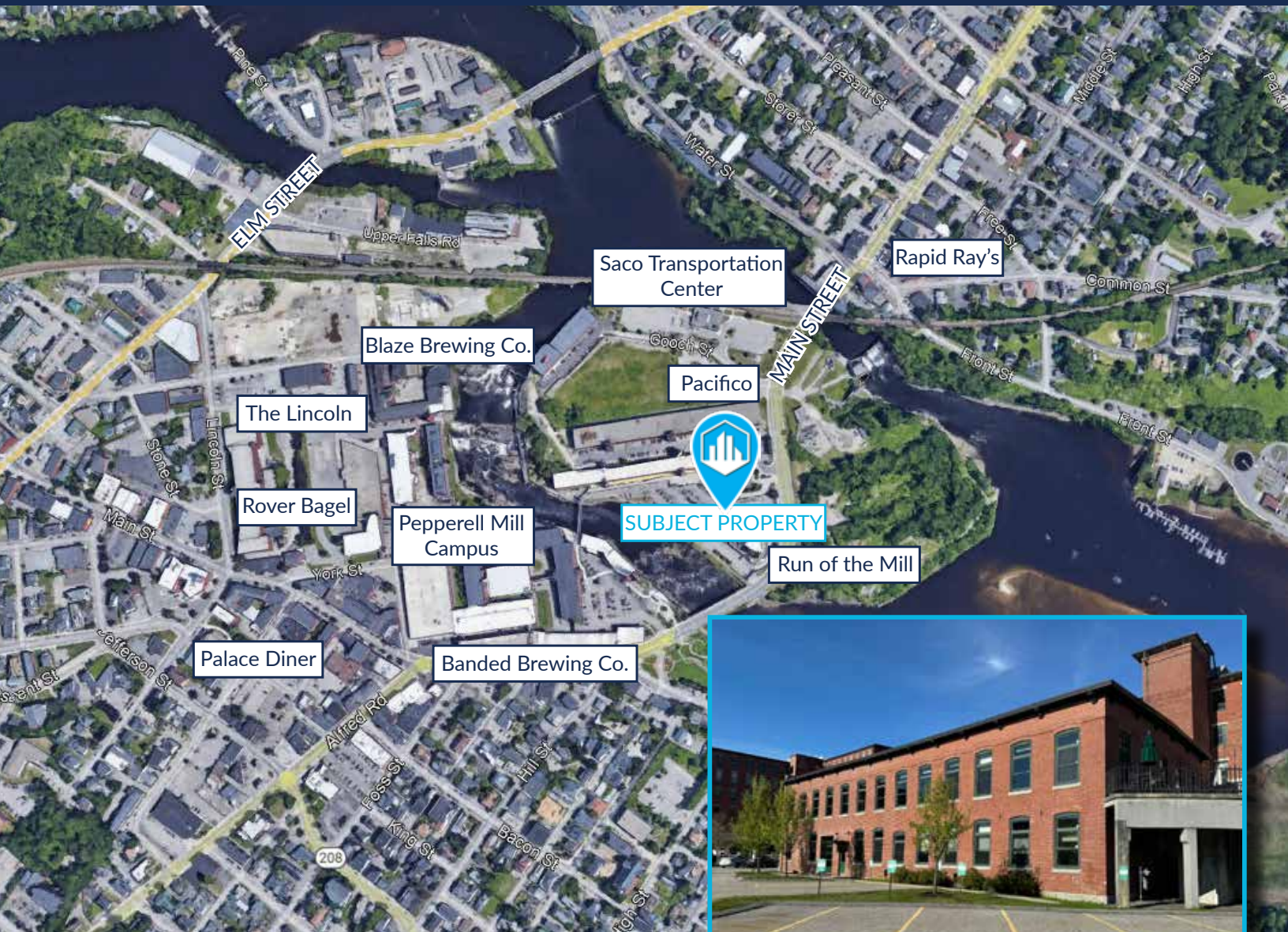


SECOND FLOOR



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