# **High Density Multi Use**

## 254 Minot Ave, Auburn, ME 04210

Listing ID: 30875467 Status: Active

Property Type: Industrial For Sale

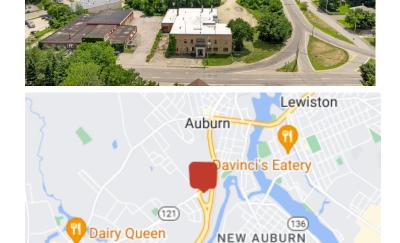
Industrial Type: Free-Standing, Manufacturing

Gross Land Area: 1.34 Acres Sale Price: \$999,000 **Unit Price:** \$21.12 PSF Cash to Seller Sale Terms: Nearest MSA: Lewiston-Auburn County: Androscoggin 2 Docks, 4 Doors Loading: 12.5 ft. Clear Ceiling:

Tax ID/APN: AUBN-000220-000000-000038

Zoning: GENERAL BUSINESS
Property Use Type: Vacant/Owner-User

Gross Building Area: 47,295 SF
Building/Unit Size (RSF): 47,295 SF
Highway Access: Maine Turnpike
Tenancy: Single Tenant
Year Built: 1915
Construction/Siding: Brick
Parking Type: Surface



### **Overview/Comments**

We are pleased to offer an exceptional investment opportunity with the sale of an iconic building that once housed the Maine Baking Company, and over the years, it has been home to Benson & Sullivan Candy Distribution, Selzer and Rydholm, and most recently, Stratham Tire.

The building offers over 26,000 square feet of expansive space across its first and second levels, complemented by an additional 14,000 square feet of functional basement space. This building also includes public water & sewer, natural gas, full dry sprinkler system, industrial elevator, four garage bays, two loading docks and an oversized parking lot in rear of building. The property's zoning allows for high-density usage, which includes residential, retail, office suites, storage, warehouse use, ...

#### **More Information Online**

Google

https://www.newenglandcommercialproperty.com/listing/30875467

#### **QR** Code

Scan this image with your mobile device:



Map data @2024

## **Property Contacts**



#### Michelle Gosselin

Maine Real Estate Co. 207-754-4998 [M] 800-971-8860 [0] michelle@merealestateco.com