

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
Sale Terms:	Cash to Seller
Nearest MSA:	Lewiston-Auburn
County:	Androscoggin
Loading:	2 Docks, 4 Doors
Ceiling:	12.5 ft. Clear
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

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

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Property Contacts



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