

FOR SALE | INDUSTRIAL BUILDING

9 Thornton Street | Biddeford, ME

PRICE REDUCED



8,988± SF INDUSTRIAL BUILDING

- Located in busy downtown Biddeford directly off Elm Street
- Conversion plans for a seven-unit residential condo complex available
- Currently configured with a large bay (not clear span), a small garage bay and office with a second floor storage room, breakroom, office and bathroom

SALE PRICE: ~~-\$489,000-~~ \$435,000



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PROPERTY SUMMARY

9 Thornton Street | Biddeford, ME



OWNER: CSPN, LLC

DEED: Book 18758, Page 298

ASSESSOR: Map 040, Lot 08

LOT SIZE: 0.08± AC

BUILDING SIZE: 8,988± SF

STORIES: Two (2)

YEAR BUILT: 1860

CONSTRUCTION: Wood frame; concrete slab

ROOF: Asphalt

SIDING: Vinyl

CEILING HEIGHT: 8-10'±

UTILITIES: Municipal water & sewer

RESTROOM: One (1)

ELEVATOR: One (1) freight elevator*

SIGNAGE: On building

POWER: 3 phase indicated, 200 amps

LOADING: One (1) dock
Two (2) drive-in doors -
one 10' and one 12'

FLOOR DRAINS: Two (2)

SPRINKLER: No

FIRE ALARM: System noted*

PARKING: 8-10± spaces; asphalt lot

ROAD FRONTAGE: 100'±

ZONING: MSRD3

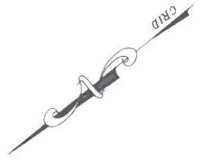
PROPERTY TAXES: \$2,760 (2023)



* The owners have not fully utilized the building, and mechanical systems noted above have not been operated. A buyer should inspect all systems for functionality during the due diligence process.

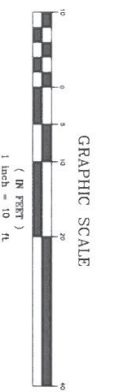
SITE PLAN

9 Thornton Street | Biddeford, ME



LEGEND

EXISTING	DESCRIPTION
---	BOUNDARY LINE (G.O.W.)
---	ADJUTER LINE (G.O.W.)
---	EASEMENT
---	ROOFING
---	CONCRETE
---	OVERHEAD
---	U.T.C. & TEL.
---	UTILITY POLE



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SUBJECT PROPERTY

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