

# FOR SALE/LEASE | RETAIL/INDUSTRIAL

172 Main Street | South Portland, ME



## 12,694± SF RETAIL/INDUSTRIAL

- 375'± of frontage on Main Street
- Highly visible location on Route One with traffic counts of 9,510± cars/day
- Two overhead doors and large billboard sign
- Large fenced in yard area

**SALE PRICE: \$2,500,000**

**LEASE RATE: \$13.00/SF NNN**



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# PROPERTY SUMMARY

172 Main Street | South Portland, ME



**OWNER:** PH Warren Ave, LLC

**DEED:** Book 29705, Page 0231

**ASSESSOR:** Map 32, Lot 113

**LOT SIZE:** 2.5± AC

**BUILDING SIZE:** 12,694± SF

**YEAR BUILT:** 1963

**CONSTRUCTION:** Masonry

**ROOF:** Flat

**SIDING:** Concrete block

**ELECTRICITY:** 440 amps; 3 phase

**LOADING:** Two (2) overhead doors

**CEILING HEIGHT:** 16'±

**HVAC:** Forced hot water; oil

**UTILITIES:** Municipal water & sewer

**RESTROOM:** Four (4)

**SPRINKLER:** Wet system

**SIGNAGE:** On building & large pylon

**PARKING:** Ample on-site

**ROAD FRONTAGE:** 375'±

**ZONING:** Commercial

**LEASE RATE:** \$13.00/SF NNN

**SALE PRICE:** \$2,500,000

## IMPROVEMENTS:

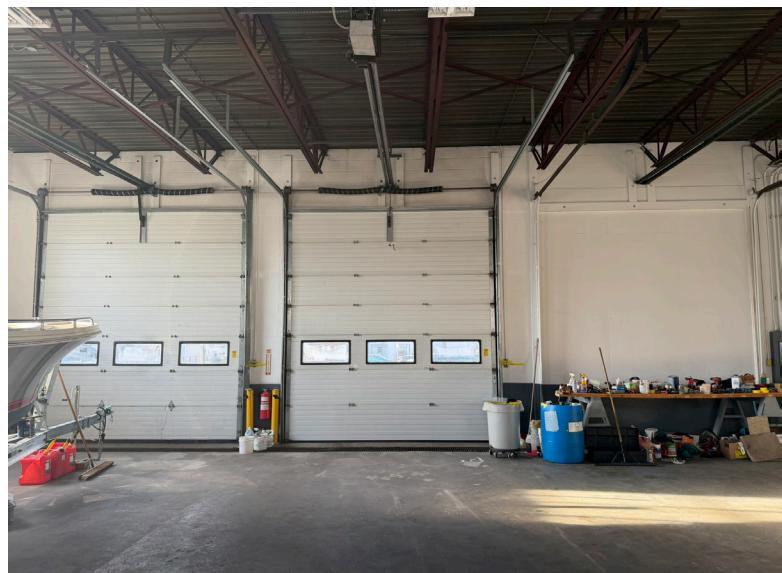
- New mini splits in the office (2)
- New heaters in the warehouse (3)
- All new bathroom fixtures for all the bathrooms
- Significant demo
- Exterior painting
- Several new windows
- Roof work

## ZONING PERMITTED USES

- Retail businesses and service establishments including warehousing and wholesale distribution related thereto, but exclusive of junkyards, salvaging operations; outdoor sales and services.
- Business and professional offices.
- Fully enclosed places of assembly, amusement, culture and government.
- Clubs, lodging establishments, and restaurants.
- Transportation termini.
- Storing and handling of petroleum and/or petroleum products, excluding automobile filling stations; provided, however, that any such storing and handling of petroleum and/or petroleum products shall not include the bulk loading of crude oil onto any marine tank vessel.
- Residential uses in air space above the preceding permitted uses and at net densities not less than ten (10) or more than seventeen (17) dwelling units per acre.
- Accessory buildings and uses, including roof-mounted solar energy systems, small-scale ground-mounted solar energy systems, and telecommunication antennas, except that such antennas may not be placed on exempt towers.
- Recreational or community activity buildings, grounds for games or sports, except those operated for a profit.
- Charitable and philanthropic organizations.
- Child, adult or combined day care centers.
- Marijuana testing facility or medical marijuana testing facility.
- Marinas.
- Self-storage facility.

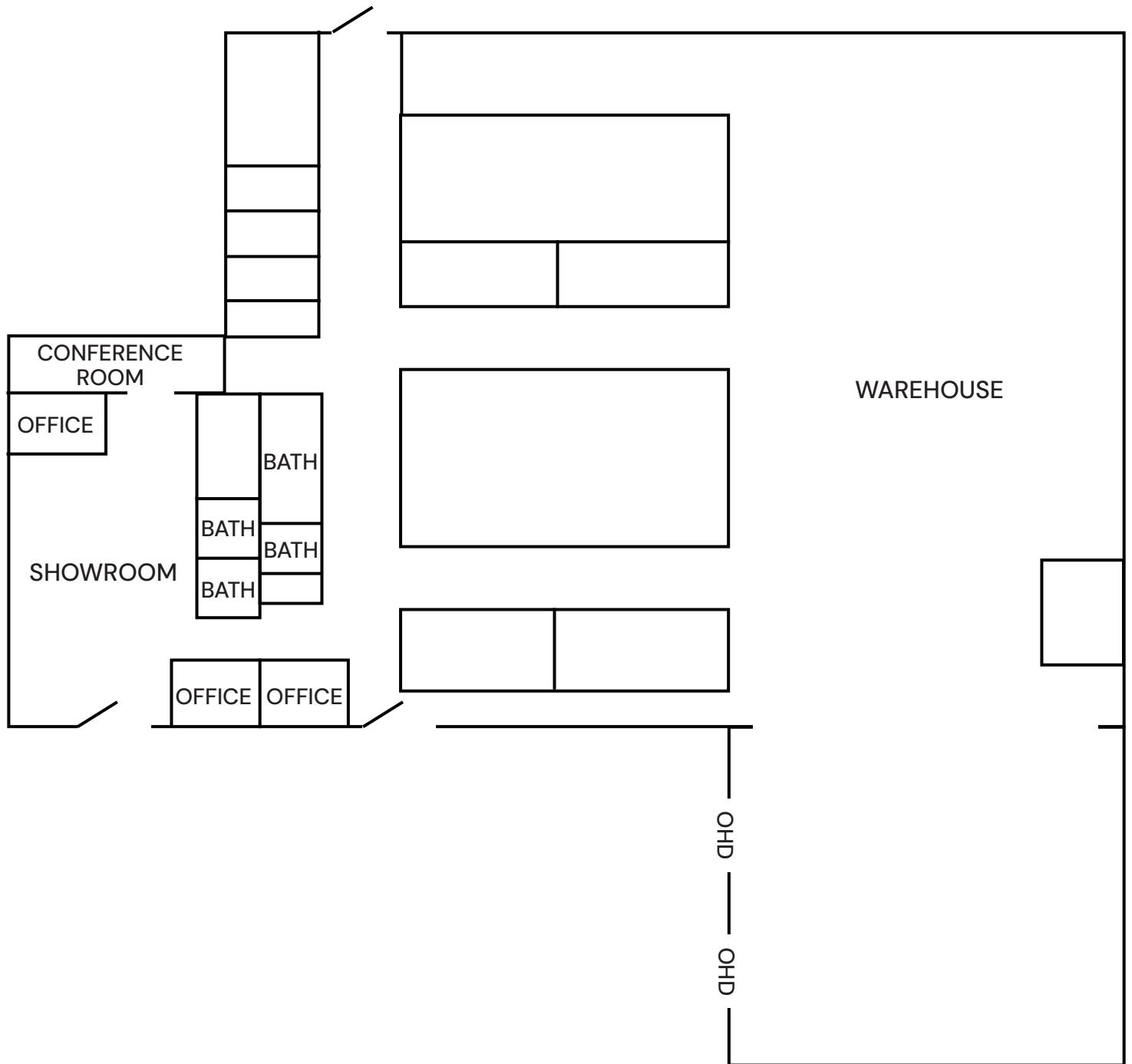
# PHOTOS

172 Main Street | South Portland, ME



# FLOOR PLAN

172 Main Street | South Portland, ME



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