

FOR SALE/LEASE

**FREESTANDING
RETAIL/
OFFICE/
MEDICAL
BUILDING**



\$395,000

Main Street - 17,000 AADT

Sabatius Street

\$1.4 M



Lot lines are approximate

297-315 MAIN STREET LEWISTON, ME 04240

10,692± SF former Walgreens, with 7,200± SF main level and 3,492± SF lower level on 1.43± AC

Directly across the street from Central Maine Medical Center

Traffic counts in excess of 17,000 vehicles per day

Ideal for redevelopment as a medical, office, or retail use

Lease Rate: \$12.00/SF NNN

**Sale Price: 297 Main Street: \$395,000
311-315 Main Street: \$1,400,000**



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297-315 MAIN STREET
LEWISTON, ME 04240



PROPERTY DETAILS

OWNER	TIIP Lewiston LLC	
REGISTRY OF DEEDS	Book 11016, Page 56	
ASSESSOR'S REFERENCE	297 Main St:	Map 195, Lot 49
	311-315 Main St:	Map 194, Lot 477
BUILDING SIZE	7,200± SF - Main level	
	3,492± SF - Lower level	
	10,692± SF Total	
LOT SIZE	297 Main St:	0.32± AC
	311-315 Main St:	1.11± AC
	Combined	1.43± AC
LEASE AVAILABILITY DATE	Immediate. See Broker for details.	
YEAR BUILT	1966	
UTILITIES	Public water/sewer	
SIGNAGE	On building and roadside pylon	
ROAD FRONTAGE	192'±	
TRAFFIC COUNTS	In excess of 17,000 per day	
ACCESS	Curb cuts off Main Street	
ZONING	CV - Centreville District	
AREA BUSINESSES	Central Maine Medical Center, Dunkin', 7-Eleven and many more	
LEASE RATE	\$12.00/SF NNN	
NNN EXPENSES	To be Determined	
SALE PRICE	297 Main Street: \$395,000	
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PROPERTY TAX MAP





297-315 MAIN STREET



MAIN STREET

SABATTUS STREET

CONTACT US



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