

1055 LEWISTON RD NEW GLOUCESTER, ME 04260

FOR SALE



## RESTAURANT SPACE

For More Information, Please Contact:



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# PROPERTY INFORMATION



<b>Address</b>	1055 Lewiston Rd, New Gloucester, ME
<b>Owner</b>	BBJ Holdings, LLC
<b>List Price</b>	\$799,000.00
<b>Building Size</b>	2,062 ± SF
<b>Land Size</b>	1.5 ± Acres
<b>Property Type</b>	Retail/Restaurant
<b>Parking</b>	21+ Paved Spaces On-Site
<b>Zoning Description</b>	Rural
<b>Year Built</b>	1951
<b>Year Renovated</b>	2022
<b>HVAC</b>	Propane; Heat Pump
<b>Water &amp; Sewer</b>	Private

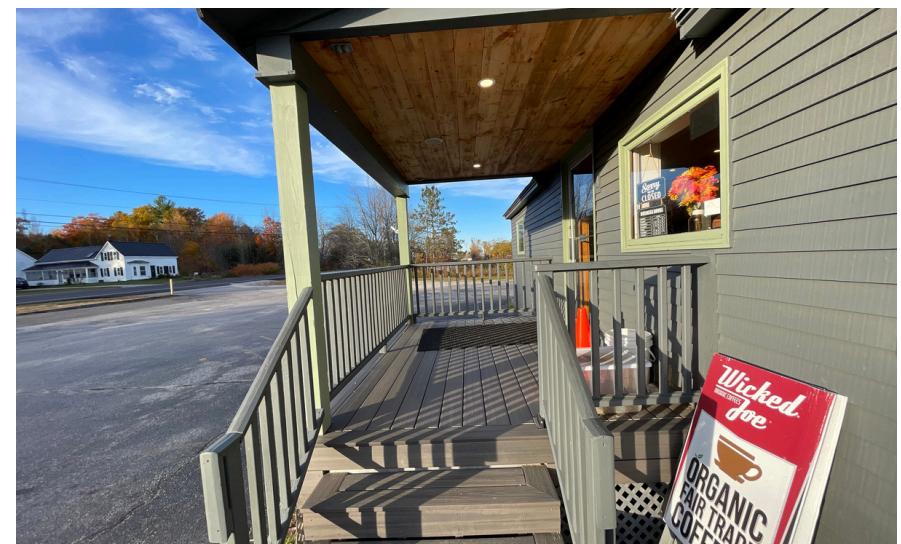
The property features a 2,062± SF single-story structure situated on 1.5 acres with excellent visibility and frontage along Lewiston Road, which sees approximately 9,000 vehicles per day. The building blends modern efficiency with classic New England character, offering turnkey space suitable for restaurant, retail, or professional service use.

Recent upgrades include heat pump systems providing both heating and cooling, ADA-compliant restroom facilities, and refreshed interior finishes throughout. Ample surface parking (21+ spaces) supports both employees and customers, while the site's private water and septic systems ensure low operating costs.

Located in Cumberland County's growing commuter corridor, surrounded by regional employers Maine Health, Unum Group, IDEXX, Northern Light Mercy Hospital, and L.L. Bean, 1055 Lewiston Road presents a unique opportunity to acquire a highly visible, recently improved building in one of Southern Maine's most accessible submarkets.

# PROPERTY PHOTOS

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