

FOR SALE | CENTRAL PLAZA

72 MAIN STREET, LIVERMORE FALLS, MAINE



PROPERTY OVERVIEW INDUSTRIAL, RETAIL & OFFICE

Offered for sale is Central Plaza, a 35,836 square foot commercial property offering a diverse mix of medical office, industrial, and retail space for sale. Strategically located in the heart of Livermore Falls, this property is strongly anchored by established tenants including Dollar General and H&R Block Tax Services.

Situated prominently on busy Route 4 & 17, Central Plaza benefits from a high-visibility location with a daily traffic count exceeding 15,000 vehicles.




CoreFirms.com
16 Casco Street
Portland, ME 04101

Contact Charlie Hippler
(207) 744-3084 Ext 305
Charlie@CoreFirms.com

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PROPERTY DETAILS

LIST PRICE	\$1,175,000
SQ. FOOTAGE	35,836 ± SF
RETAIL	21,656 ± SF
STORAGE	14,180 ± SF
ACREAGE	2.47 Acres
FRONTAGE	385' on Main St
FLOORS	1
ZONING	Commercial
YEAR BUILT	1960
PARKING	Paved, On-Site
COOLING SYSTEM	Central air
HEAT SYSTEM	Hot Water; Oil Fuel



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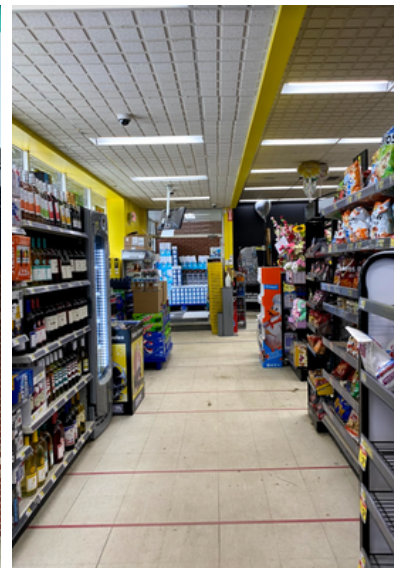
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INDUSTRIAL



RETAIL



MEDICAL OFFICE




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MAP



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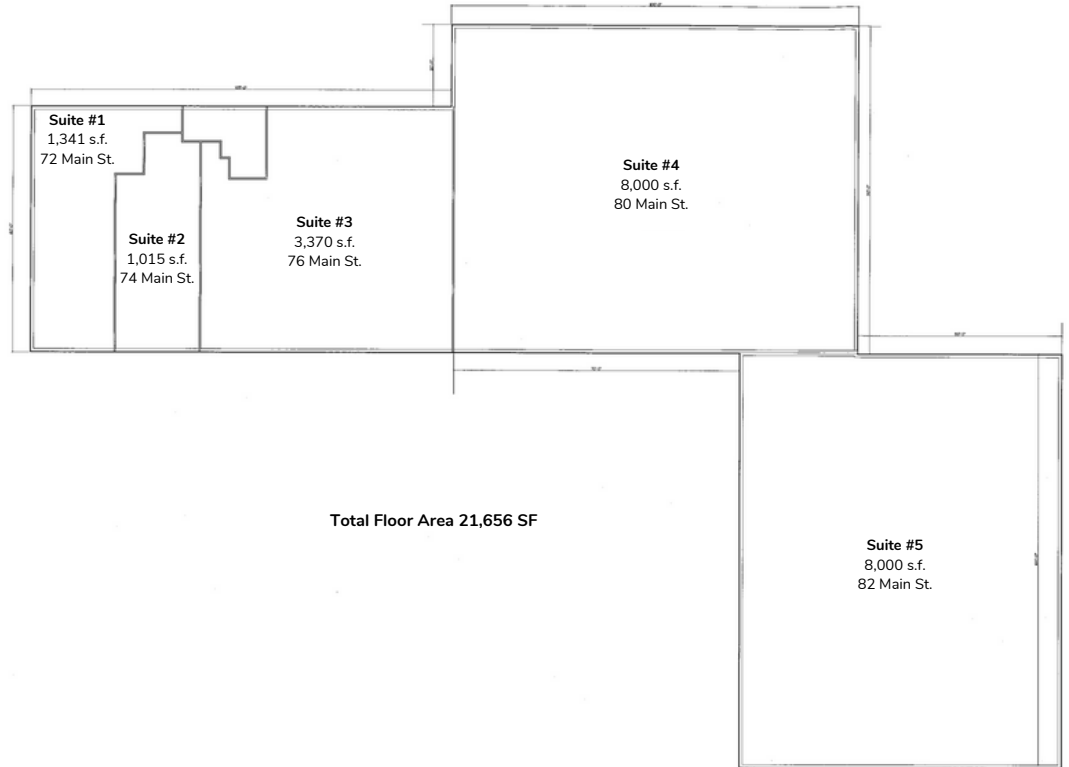
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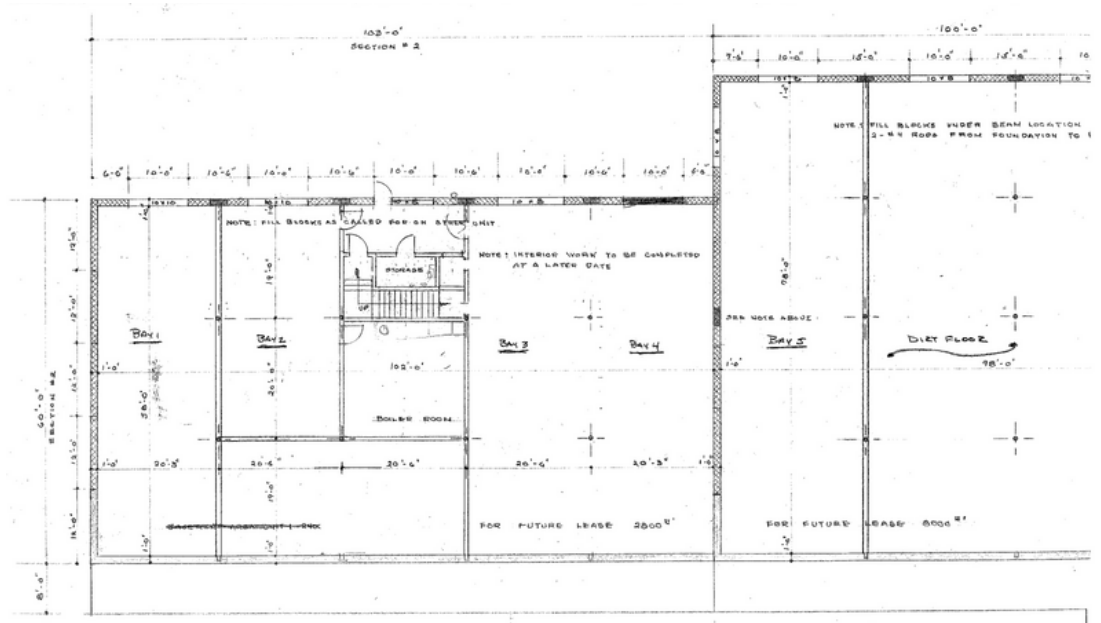


FLOOR PLANS

STREET LEVEL (RETAIL)



BASEMENT (STORAGE)



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CONTACT



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Associate

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ANDROSCOGGIN COUNTY DEMOGRAPHICS

POPULATION	108.3k
HIGHER EDUCATION	22.8%
MEDIAN AGE	40.7
MALE	49%
FEMALE	51%
MEDIAN HOUSEHOLD INCOME	\$53.51k
MEDIAN PROPERTY VALUE	\$153.5k



Josh Soley

President

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