

# FOR LEASE | RETAIL SPACE

163 Main Street | Biddeford, ME



## 2,500 - 6,000± SF RETAIL SPACE

- First-floor prime retail location with spacious layout to suit various needs
- In a highly visible location in downtown Biddeford across from the Pepperell Mill
- Former bank, ideal for a business seeking a space with historic charm and character
- Located in a high foot traffic area, surrounded by thriving businesses, restaurants and shops

**LEASE RATE: \$15.00/SF NNN**



**BRANDON MITCHELL**  
207.358.7057 D  
207.415.7982 C  
brandon@malonecb.com

**MALONE COMMERCIAL BROKERS**  
5 Moulton Street • Suite 3  
Portland, ME 04101  
207.772.2422 • malonecb.com

# PROPERTY SUMMARY

163 Main Street | Biddeford, ME



**OWNER:** 163 Main Street, LLC

**DEED:** Book 19767, Page 755

**ASSESSOR:** Map 38, Lot 351

**LOT SIZE:** 0.16± AC

**BUILDING SIZE:** 18,612± SF

**AVAILABLE SPACE:** 2,500 - 6,000± SF

**YEAR BUILT:** 1874

**CONSTRUCTION:** Masonry

**SIDING:** Brick/marble/granite

**FLOORING:** Carpet/vinyl/wood

**ELECTRICITY:** 3-phase

**HVAC:** Hot water; oil; central A/C

**UTILITIES:** Municipal water & sewer

**RESTROOM:** Three (3)

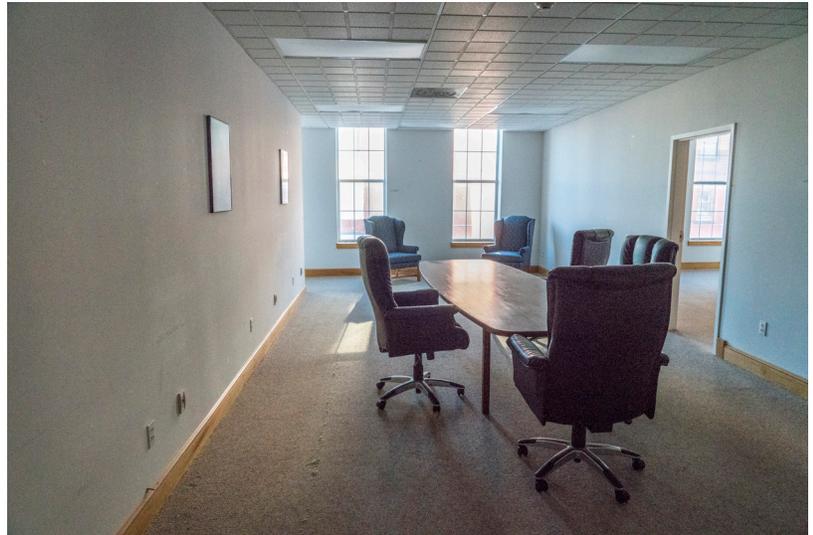
**SPRINKLER:** No

**SIGNAGE:** On building

**PARKING:** Parking on the street / City lots nearby

**ZONING:** MSRD1

**PROPERTY TAXES:** \$20,527



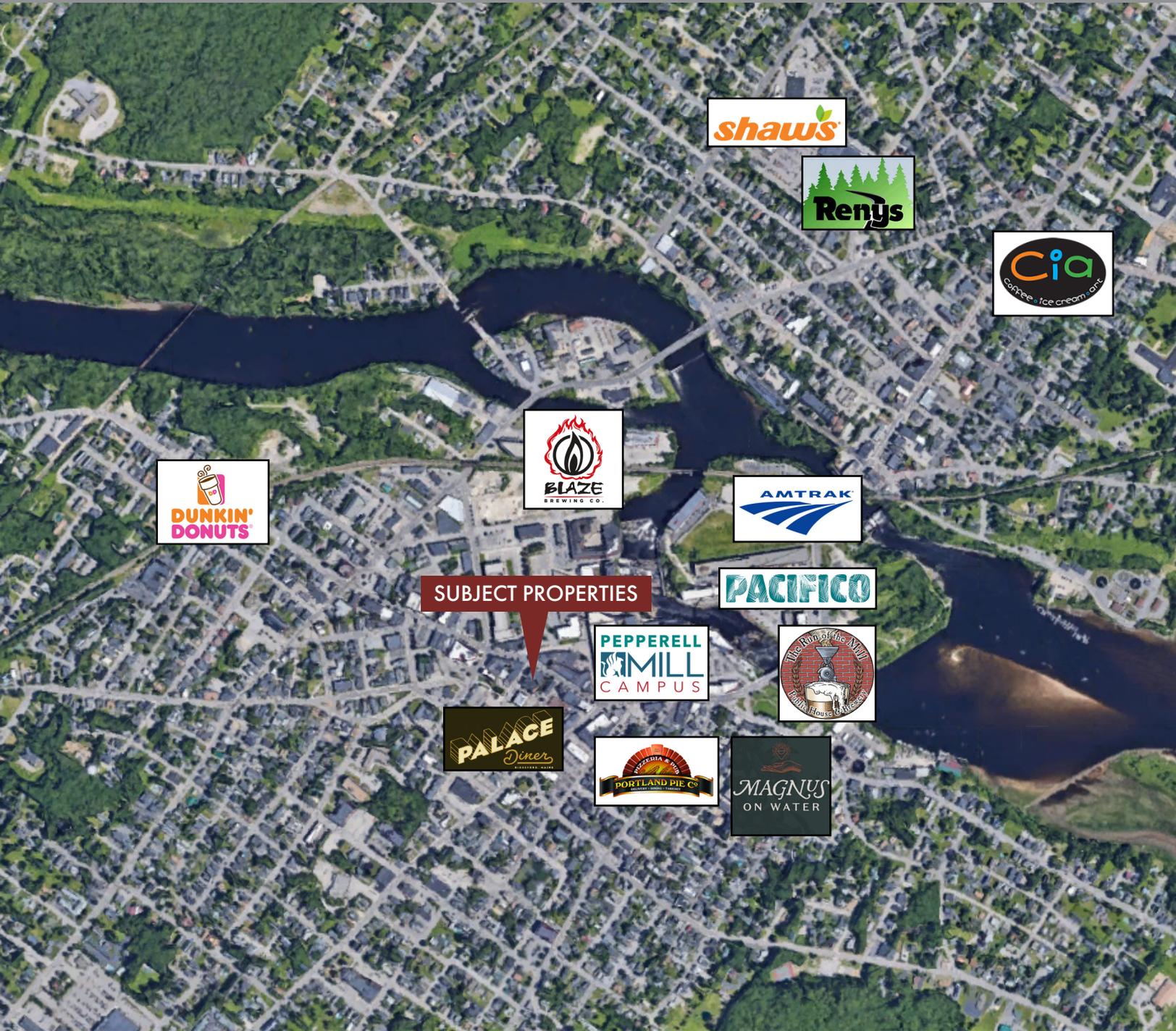
# PHOTOS

163 Main Street | Biddeford, ME



# FOR LEASE | RETAIL SPACE

163 Main Street | Biddeford, ME



This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.



**BRANDON MITCHELL**

207.358.7057 D

207.415.7982 C

brandon@malonecb.com

**MALONE COMMERCIAL BROKERS**

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 • malonecb.com