

FOR SALE | RETAIL & OFFICE

63 BROAD ST, AUBURN, ME 04210



PROPERTY OVERVIEW 5,570 ± SF RETAIL/OFFICE

Located in the New Auburn Neighborhood, this 5,570 SF property offers high visibility at a busy corner with an Annual Average Daily Traffic of 10,196 and a walk score of 77. The property includes 4,780 SF of basement storage and 2,400± SF of vacant office/retail space suitable for a variety of uses. Current tenants are on below market month-to-month leases, providing potential for rental income adjustments. This versatile property is ideal for an owner occupant seeking a prominent location for their business, or for an investor looking to capitalize on its high visibility and significant foot and vehicle traffic.

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PROPERTY DETAILS

SALE PRICE	\$475,000
SQ. FOOTAGE	5,570 ± SF
BASEMENT	4,780 ± SF
VACANT	2,400 ± SF
ZONING	DTC
YEAR BUILT	1933
TENANCY	Multiple Tenants
PARKING	Street Parking
ROOF TYPE	Flat
CONSTRUCTION	Brick
HEAT TYPE	Electricity; Gas
HEAT SOURCE	Ceiling Units; Pump
WATER & SEWER	Municipal

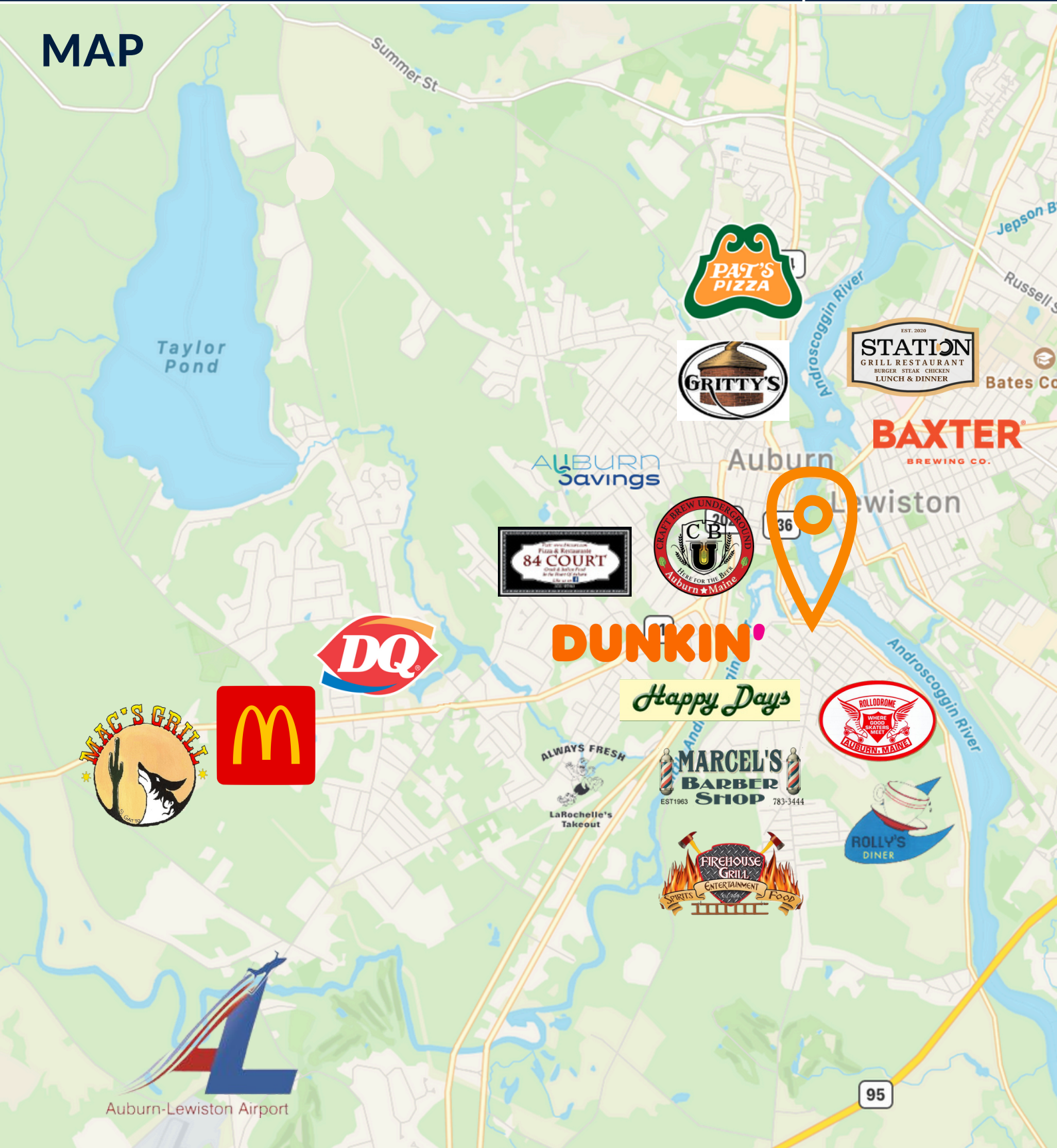


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MAP



CORE
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Contact Andre Rossignol
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CONTACT



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ANDROSCOGGIN COUNTY DEMOGRAPHICS

POPULATION	108.2k
MEDIAN AGE	41
MALE	49%
FEMALE	51%
MEDIAN HOUSEHOLD INCOME	\$53.5k
MEDIAN PROPERTY VALUE	\$158k
BACHELOR DEGREE OR HIGHER	22.8%



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