

FOR  
SALE/  
LEASE

177-183 MAIN  
STREET  
LEWISTON, ME  
04240



PROPERTY TYPE:	OFFICE, RETAIL
TOTAL AVAILABLE:	14,310 SF
VACANT:	NO
SHOW INSTRUCTIONS:	LOCKBOX



📞 207-805-3233  
🌐 [WWW.THEFLETCHERGRP.COM](http://WWW.THEFLETCHERGRP.COM)  
@ [KEVIN@MAINECCIM.COM](mailto:KEVIN@MAINECCIM.COM)

# Office Building For Sale/Lease

177-183 Main Street  
Lewiston, ME 04240

## PROPERTY DETAILS:

**MLS ID:** 1635570

**LOT SIZE:** 0.01 Acres

**BUILDING SIZE:** 14,310 SqFt

**YEAR BUILT:** 1929

**STORIES:** Two (2)

**ROOF:** Flat, Membrane

**SIDING:** Block

**BOOK/PAGE:** 11117/202/ALL

**HEAT TYPE:** Radiator, Steam

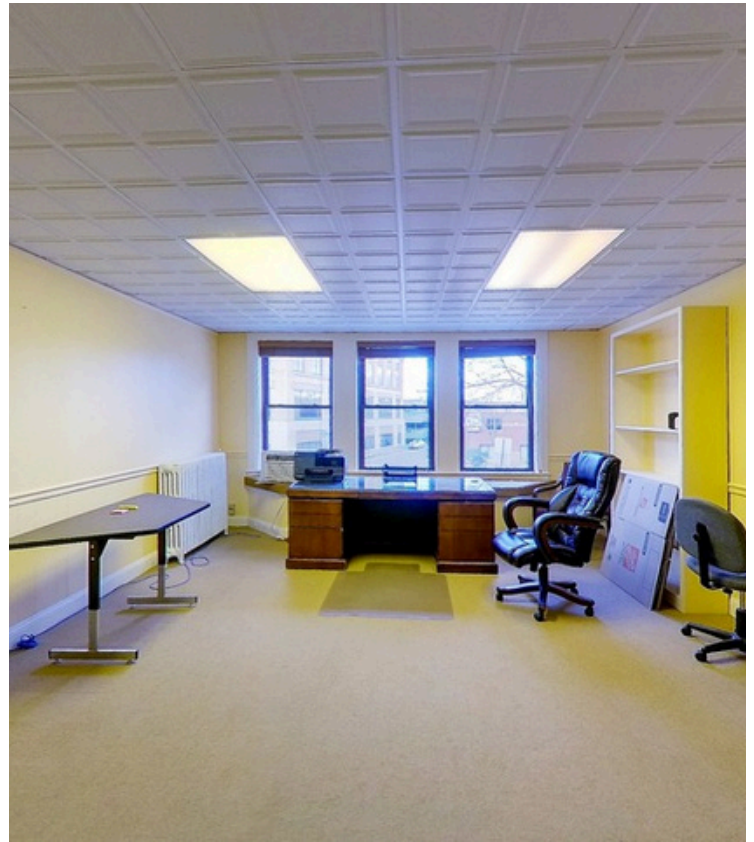
**HEAT:** Natural Gas

**UTILITIES:** Municipal

**DEED:** Quit Claim w/ Covenant

**PARKING:** Off Street

**SIGNAGE:** On Site and Building



## PROPERTY OVERVIEW:

Located in downtown Lewiston at 177-183 Main Street, this property offers an investment opportunity with steady cash flow and a solid cap rate.

It has visible frontage on Main Street that draws consistent vehicle and pedestrian traffic, suitable for a range of professional tenants. The property is stabilized with several leases in place which provides reliable income and value. The building features amazing architectural design and a central location that support both immediate cash flow and potential future appreciation as Lewiston's downtown continues to develop. This property is suitable for investors or an owner user that needs office space as it provides a stable, income-generating asset in a growing community with great visibility and potential.

**FREE 2 MONTHS RENT ON ALL LEASES OVER 18 MONTHS**

# AFFORDABLE OFFICE SPACE

**LEWISTON'S ICONIC MIXED-USE HUB**

<b>Unit 1</b>	576 SF	\$800
<b>Unit 5</b>	1,000 SF	\$1,100
<b>First Floor Unit 2</b>	1,000 SF	\$1,100

**MODERN OPEN LAYOUTS  
ABUNDANT NATURAL LIGHT  
SHARED KITCHENETTE & BATHROOMS  
INTEGRATED STORAGE**

**HEAT INCLUDED**

**STARTUP ZONE**

THE  
**FLETCHER**  
GROUP

COMMERCIAL | RESIDENTIAL | MANAGEMENT  
AT KELLER WILLIAMS REALTY



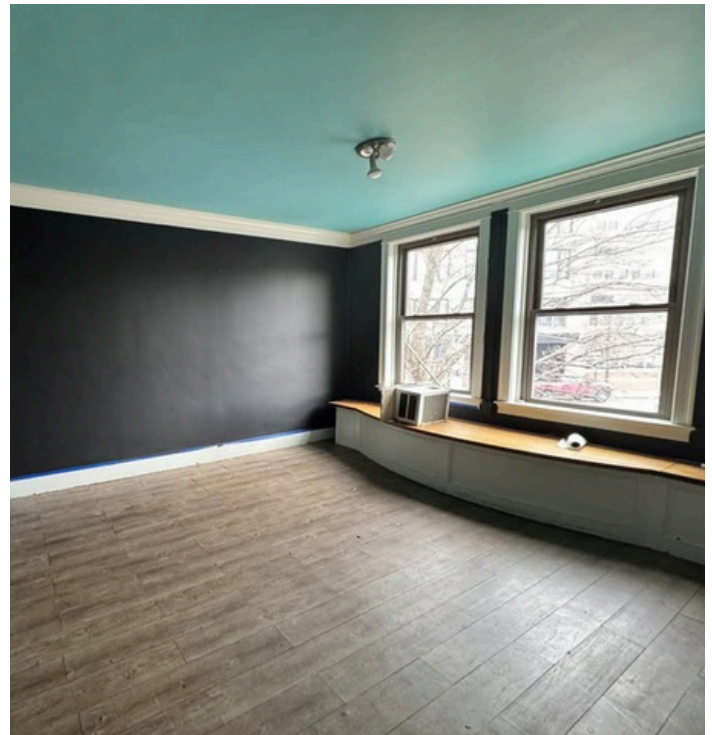
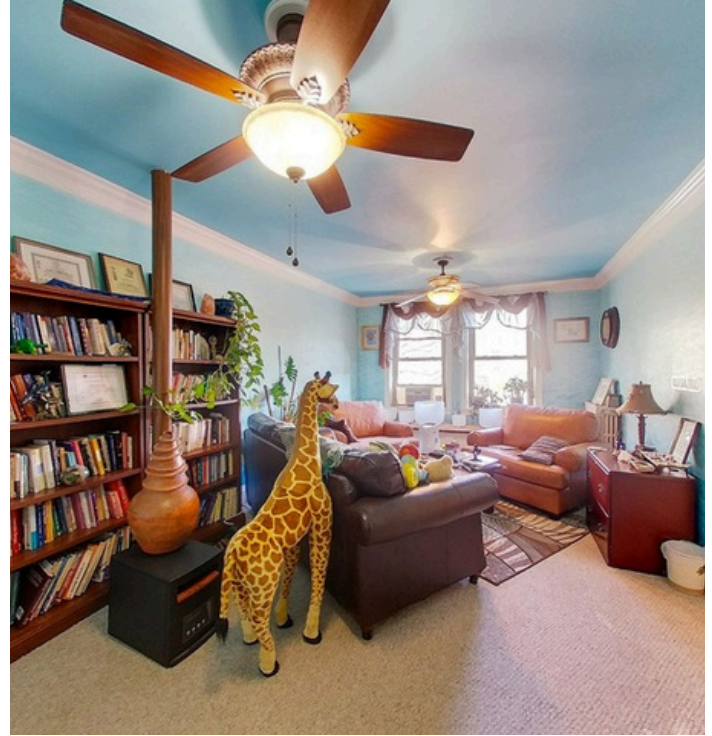
[www.thefletchergrp.com](http://www.thefletchergrp.com)

# Office Building For Sale/Lease

177-183 Main Street  
Lewiston, ME 04240

THE  
**FLETCHER**  
GROUP  
COMMERCIAL | RESIDENTIAL | MANAGEMENT

Unit 1 -576 SqFt. \$800



**KW COMMERCIAL**  
50 Sewall Street,  
Second Floor  
Portland, ME 04102

**KEVIN FLETCHER, CCIM**  
Managing Director  
O: 207.805.3233  
C: 207.754.9311  
kevin@maineccim.com

**kw MAINE**  
KELLERWILLIAMS REALTY

THE  
**FLETCHER**  
GROUP  
COMMERCIAL | RESIDENTIAL | MANAGEMENT

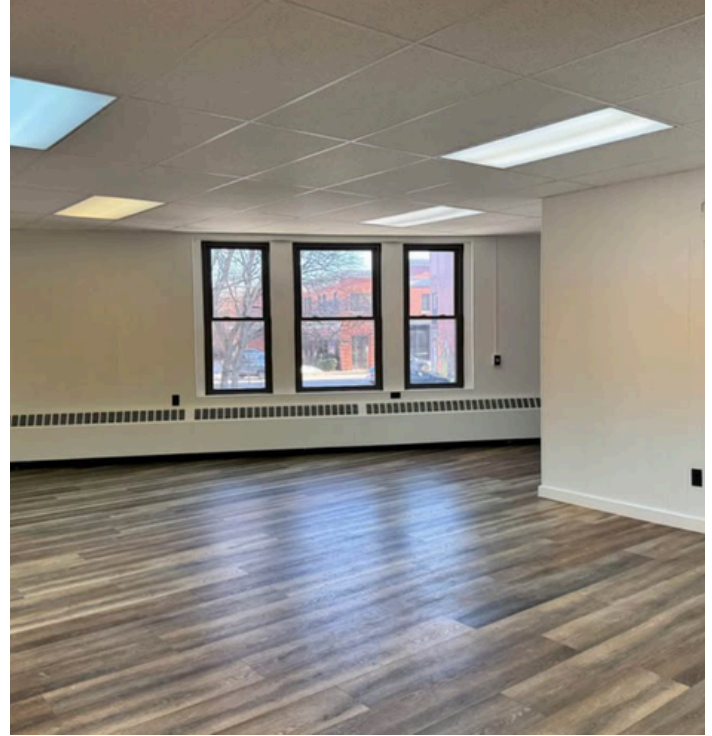
Each Office Independently Owned and Operated kwcommercial.com

# Office Building For Sale/Lease

177-183 Main Street  
Lewiston, ME 04240

THE  
**FLETCHER**  
GROUP  
COMMERCIAL | RESIDENTIAL | MANAGEMENT

Unit 5 - 1000 SqFt. \$1,100



**KW COMMERCIAL**  
50 Sewall Street,  
Second Floor  
Portland, ME 04102

**KEVIN FLETCHER, CCIM**  
Managing Director  
O: 207.805.3233  
C: 207.754.9311  
kevin@maineccim.com

**kw MAINE**  
KELLERWILLIAMS REALTY

THE  
**FLETCHER**  
GROUP  
COMMERCIAL | RESIDENTIAL | MANAGEMENT

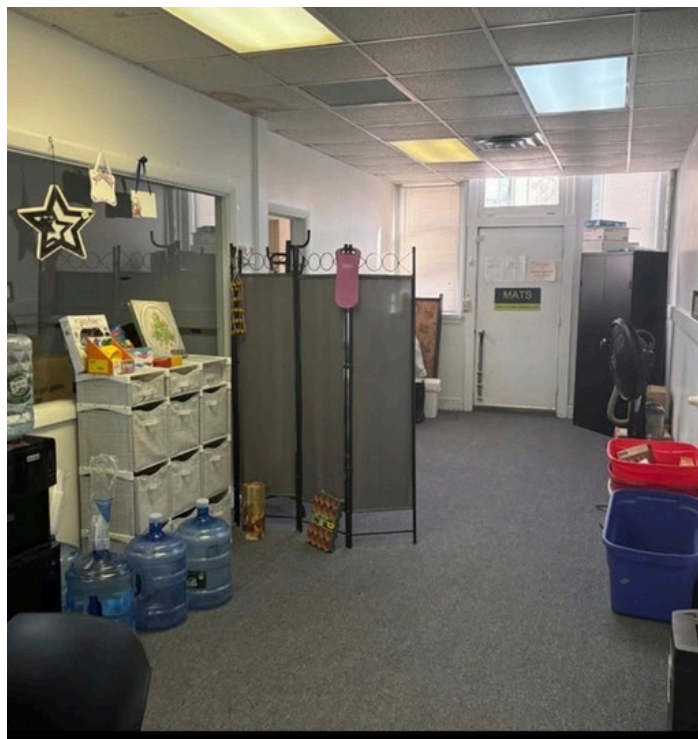
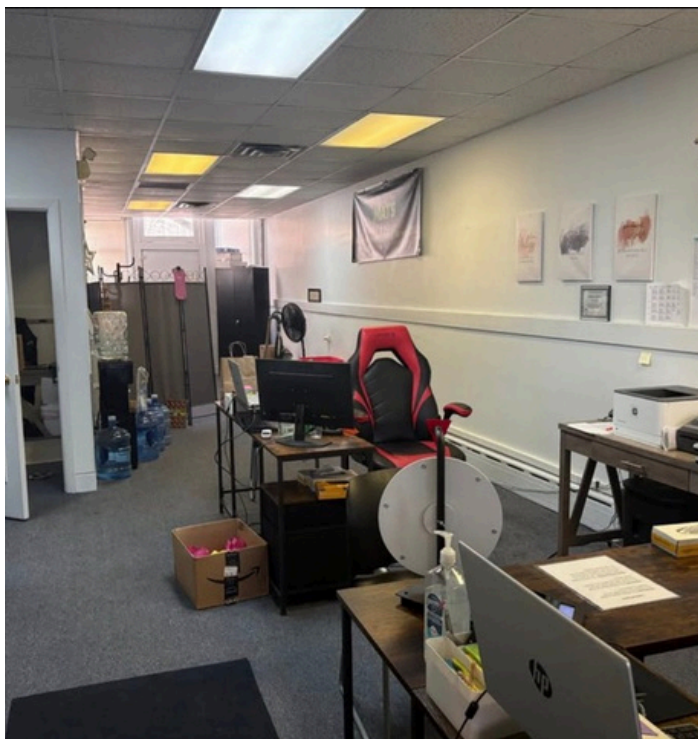
Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# Office Building For Sale/Lease

177-183 Main Street  
Lewiston, ME 04240

THE  
**FLETCHER**  
GROUP  
COMMERCIAL | RESIDENTIAL | MANAGEMENT

First Floor Unit 2- 1,000 Sqft. \$1,100



**KW COMMERCIAL**  
50 Sewall Street,  
Second Floor  
Portland, ME 04102

**KEVIN FLETCHER, CCIM**  
Managing Director  
O: 207.805.3233  
C: 207.754.9311  
kevin@maineccim.com

**kw MAINE**  
KELLERWILLIAMS REALTY

THE  
**FLETCHER**  
GROUP  
COMMERCIAL | RESIDENTIAL | MANAGEMENT

Each Office Independently Owned and Operated kwcommercial.com

# Office Building For Sale/Lease

177-183 Main Street  
Lewiston, ME 04240

# THE FLETCHER GROUP

COMMERCIAL | RESIDENTIAL | MANAGEMENT

## Floor 2-177 Main St, Lewiston, ME

2nd Floor Finished Area 4719.90 sq ft



PREPARED: 2022/11/29



are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

KW COMMERCIAL  
50 Sewall Street,  
Second Floor  
Portland, ME 04102

KEVIN FLETCHER, CCIM  
Managing Director  
O: 207.805.3233  
C: 207.754.9311  
kevin@maineccim.com

**kw**MAINE  
KELLERWILLIAMSREALTY

THE FLETCHER GROUP  
COMMERCIAL | RESIDENTIAL | MANAGEMENT

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# Office Building For Sale/Lease

177-183 Main Street  
Lewiston, ME 04240



KW COMMERCIAL  
50 Sewall Street,  
Second Floor  
Portland, ME 04102

KEVIN FLETCHER, CCIM  
Managing Director  
O: 207.805.3233  
C: 207.754.9311  
kevin@maineccim.com

**kw**MAINE  
KELLERWILLIAMSREALTY

THE  
**FLETCHER**  
GROUP  
COMMERCIAL | RESIDENTIAL | MANAGEMENT

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# Office Building For Sale

177-183 Main Street  
Lewiston, ME 04240



## KEVIN FLETCHER, CCIM

Managing Director

ME #BA903663

kevin@maineccim.com

Office: 207.805.3233 | Cell: 207.754.9311

### PROFESSIONAL BACKGROUND

Kevin brings over 28 years of experience to his business and has an extensive knowledge of the Maine Commercial and Investment market. Kevin has completed complex commercial transactions from Bangor, ME to Seabrook, NH. Kevin has sold over 450 separate apartment buildings in his career and conducted investment transactions ranging from small neighborhood strip malls to investment deals with national tenants. Kevin has also assisted in and consulted on a wide range of commercial and residential developments.

Kevin brings a down to earth approach to his business and a hard driving work ethic to help satisfy his client's needs with a strong belief in a fiduciary responsibility to his clients checkbook and not his own.

### EDUCATION

- \*Licensed Real Estate Agent since 1997
- \*Licensed in both Maine and New Hampshire
- \*CCIM (Certified Commercial Investment Member) since 2002
- \*US Army Combat Veteran having served from 1992-1996

### MEMBERSHIPS

- \*Past President-Maine Commercial Association of Realtors 2017-2018
- \*Former Member-Board of Directors, Maine Association of Realtors
- \*Former Commercial Committee Member-National Association of Realtors
- \*Past Realtor of the Year, Maine Commercial Association of Realtors
- \*Board of Directors-Auburn Business Development Corporation

**GREATER PORTLAND**  
50 Sewall Street Second Floor

**KW COMMERCIAL**  
50 Sewall Street,  
Second Floor  
Portland, ME 04102

**KEVIN FLETCHER, CCIM**  
Managing Director  
O: 207.805.3233  
C: 207.754.9311  
kevin@maineccim.com

**kwMAINE**  
KELLERWILLIAMSREALTY

THE  
**FLETCHER**  
GROUP  
COMMERCIAL | RESIDENTIAL | MANAGEMENT

Each Office Independently Owned and Operated kwcommercial.com