

10,000+ SQ FT
Landmark
Commercial
Opportunity in
Lewiston.

FOR SALE



PROPERTY DETAILS

BUILDING SIZE: 10,079 sqft
ZONING: Commercial
TAXES: \$8,549.79 (2026)
HEAT TYPE: Heat Pumps and
Hot Water
WATER/SEWER: Public

THE
FLETCHER
GROUP

COMMERCIAL | RESIDENTIAL | MANAGEMENT

AT KELLERWILLIAMS REALTY

PROPERTY HIGHLIGHTS

- **Flexible Multi-Level Layout:** Spanning 3 floors plus a full finished basement for expanded workspace.
- **Income Potential / Live-Work Setup:** Top-floor apartment equipped with new heat pumps—ideal for owner-occupants, live/work arrangements, or generating rental income.
- **Modern Capital Upgrades:** Features a modern multi-zone natural gas heating system installed within the last two years, complemented by heat pump cooling.
- **Low-Maintenance Infrastructure:** Masonry and brick exterior construction with public water and sewer utilities.



460 Main Street,
Lewiston, ME 04240

Priced to sell at

\$795,000

CONTACT US NOW

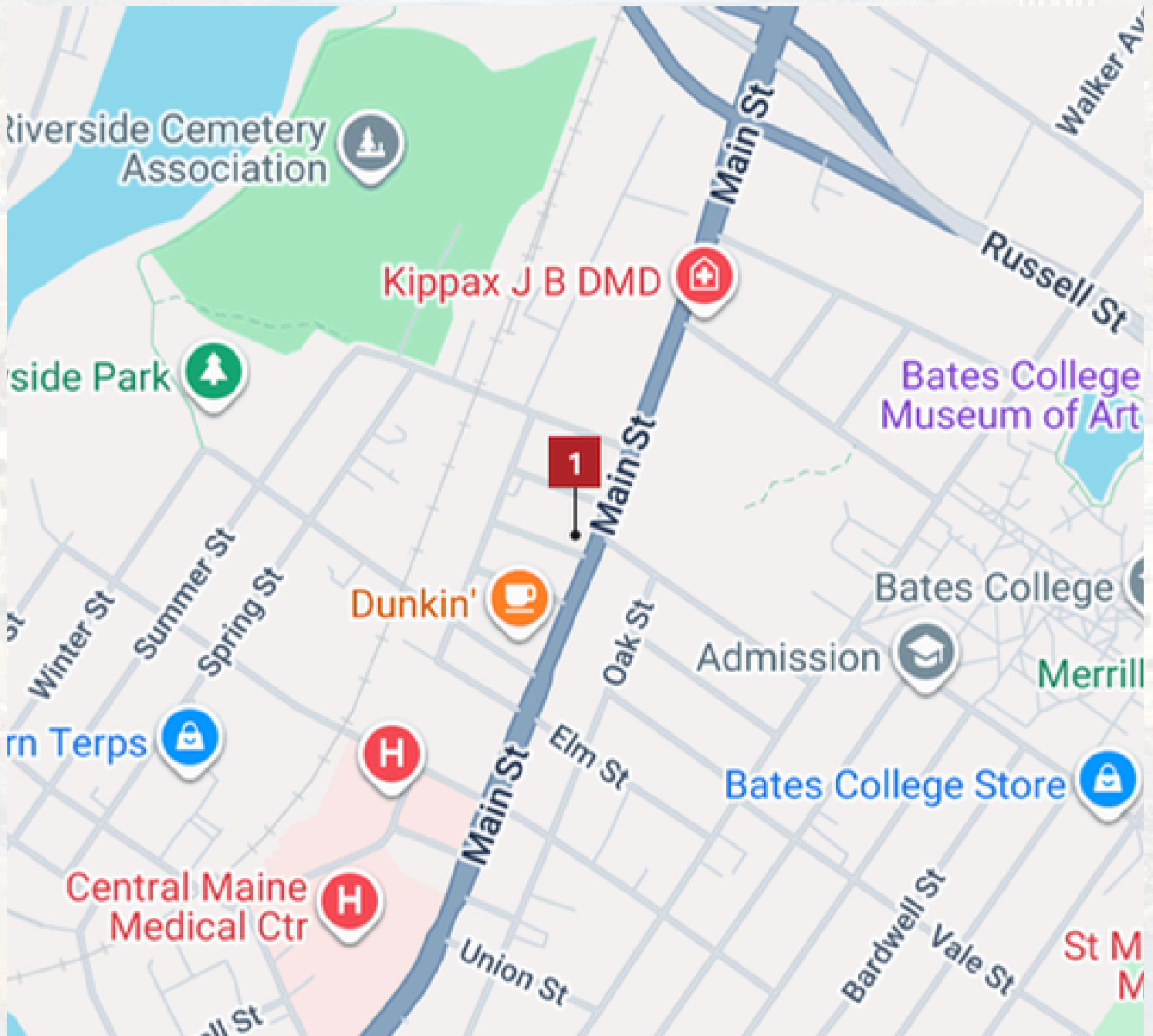
207-805-3233

WEBSITE VISIT

www.thefletchergrp.com

Prime Live/Work & Investment Potential

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Historic Craftsmanship Meets Modern Infrastructure on Main Street.

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ENTRANCE & CONFERENCE ROOMS

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**Timeless Historic Elegance,
Modern Commercial Potential.**

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**FIRST FLOOR
OFFICES**

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PREMIER MIXED-USE HUB IN DOWNTOWN LEWISTON

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APARTMENT

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10,079 SQFT OF POTENTIAL

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BASEMENT

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AVAILABLE NOW: CALL TODAY!



KEVIN FLETCHER, CCIM

Broker

ME #BA903663

kevin@maineccim.com

Office: 207.805.3233 | Cell: 207.754.9311

PROFESSIONAL BACKGROUND

Kevin is the Founder of The Fletcher Group at Keller Williams Realty and Northeast Real Estate Management, LLC. He has 30 years of experience in the industry. Kevin has an extensive knowledge of the Maine Real Estate Market and has completed commercial transactions from Bangor, ME to Seabrook, NH, sold over 450 separate apartment buildings, 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 throughout Maine. Kevin brings a down-to-earth approach to his business backed by a hard driving work ethic to help satisfy his client's needs. Kevin believes in "ethical entrepreneurship" with a strong belief that his fiduciary responsibility is to his client's checkbook and not his own.

Areas of Expertise

- Extensive background in multi-family investment sales having sold over 450 apartment buildings in his career.
- Extensive background in site research and development, as well as leasing of Industrial, Office and Retail space throughout Maine.

Activities & Affiliations

- Licensed Real Estate Agent since 1997
- CCIM (Certified Commercial Investment Member) since 2002
- US Army Combat Veteran having served from 1992-1996
- President-Maine Commercial Association of Realtors from 2016-2018
- Commercial Committee Member-National Association of Realtors 2017-2019
- 2007 Realtor of the Year, Maine Commercial Association of Realtors
- Board of Directors-Auburn Business Development Corporation
- KW Commercial "Newcomer of the Year" 2019

C: 207.754.9311
O: 207.805.3233
kevin@maineccim.com

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