

**CLASS B COMMERCIAL OFFICE
BUILDING FEATURING SECURE
CASH FLOW IN AUGUSTA'S
PREMIER RETAIL CORRIDOR**

**FOR SALE/
LEASE**



PROPERTY DETAILS

LOT SIZE:	1.84 ± Acres
BUILDING SIZE:	28,000 ± Sq.Ft.
BOOK/PAGE:	14528/287-294
HEAT TYPE:	Natural Gas
WATER/SEWER	Public
ANNUAL TAXES:	\$33,291.44 ('25)
FOR LEASE:	\$9.50 NNN
TOTAL AVAILABLE:	14,000 Sq.Ft.
MIN DIVISIBLE:	7,000 Sq.Ft.
NET COSTS	\$2.71/Sq.Ft. ('25)

PROPERTY HIGHLIGHTS

- **STABLE SINGLE-TENANT OCCUPANCY:** 50% leased to TRC Environmental Corporation (NYSE: TRC), offering a highly secure and dependable tenancy until 2029.
- **STRATEGIC HIGH-TRAFFIC LOCATION:** Unbeatable visibility with 187 feet of frontage directly on US Route 202 (Western Avenue), a booming commercial corridor commanding over 20,000+ vehicles daily.
- **STRONG REVENUE PROFILE:** Exceptional financial performance with a documented total commercial rent income of \$373,450 for the 2025 calendar year. (I&E available upon request)
- **EXPANSION-READY FLEXIBLE LAYOUT**



249 Western Avenue,
Augusta, ME 04330

Priced to sell at

\$2,880,000

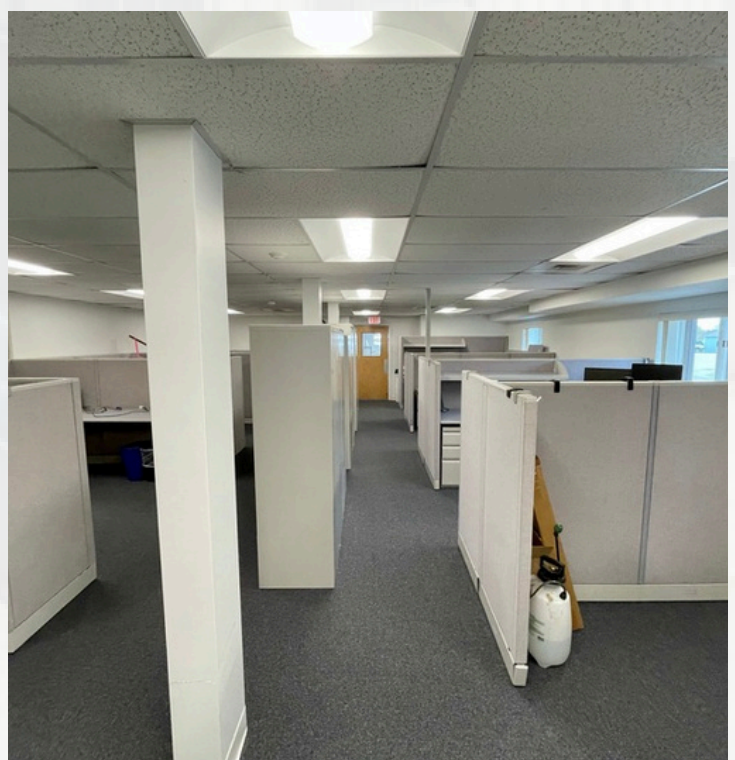
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207-805-3233

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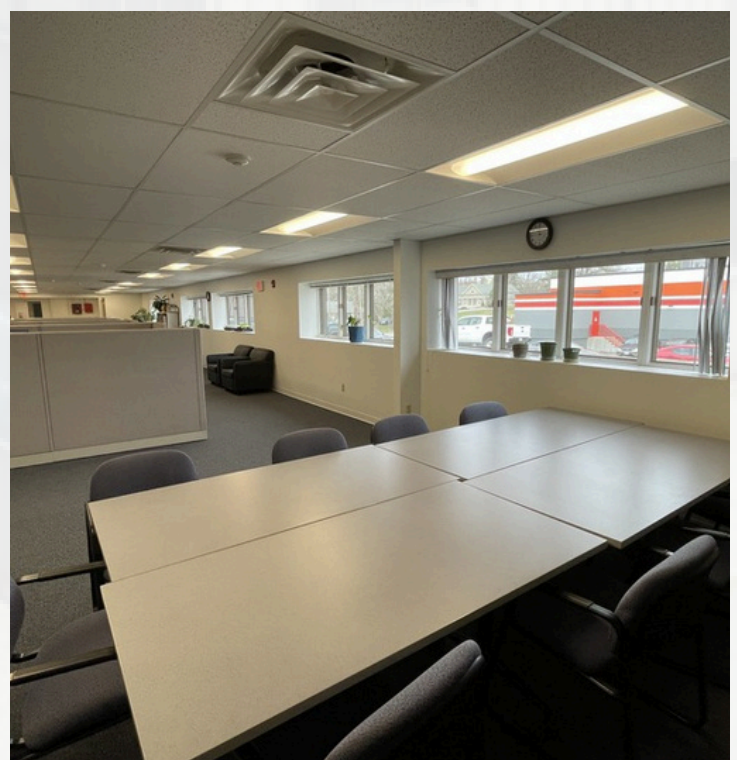


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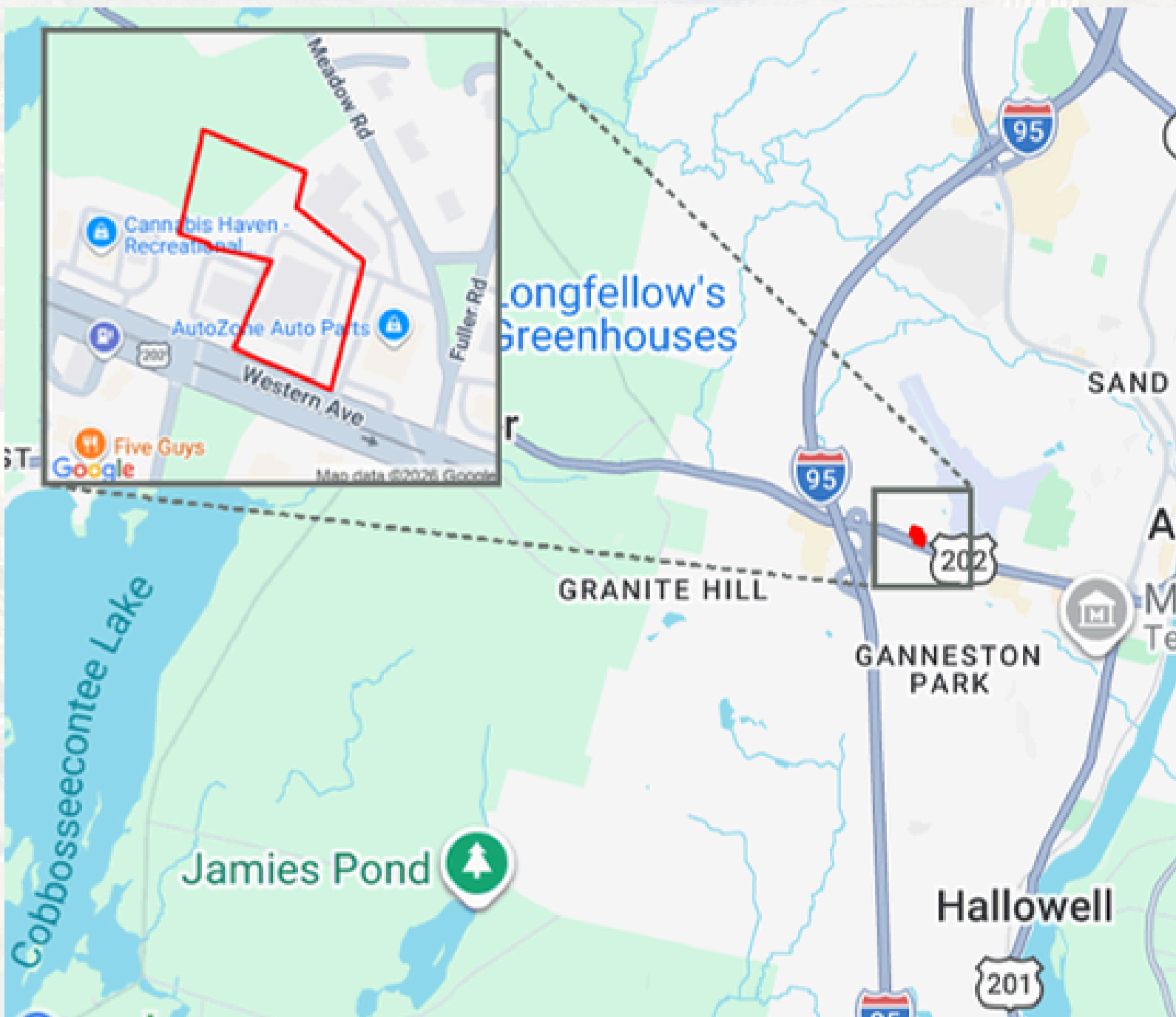


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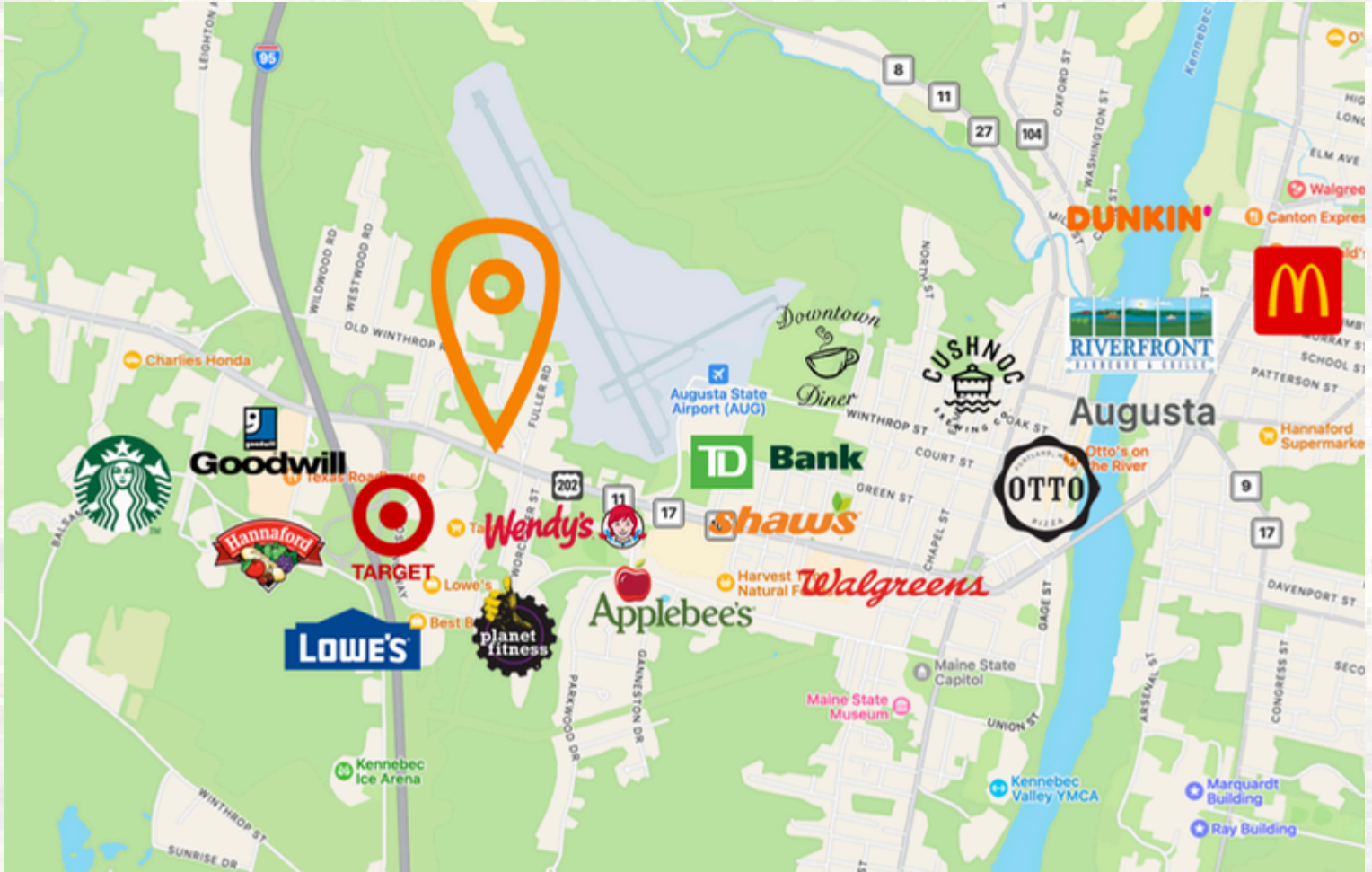
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CLASS B COMMERCIAL OFFICE BUILDING



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

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