



# 500 Canal Street Lewiston, Maine



## FOR SALE OR LEASE

<b>OFFICE CLASS</b>	Class A
<b>YEAR BUILT</b>	2005
<b>BUILDING SIZE</b>	27,456 ± SF
<b>FLOORS</b>	Four (4)
<b>LAND AREA</b>	0.33 ± Acres
<b>ZONING</b>	CV (Centreville)
<b>PARKING</b>	On-site surface parking lot
<b>UTILITIES</b>	Municipal water and sewer
<b>LISTING PRICE</b>	\$2,670,000

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500 Canal Street  
Lewiston, Maine

## Property Highlights

<b>LISTING PRICE</b>	\$2,670,000
<b>ESTIMATED EXPENSES</b>	\$164,085 Annually
<b>2025 GROSS REVENUE</b>	\$244,368
<b>OWNER</b>	Little Cananda, LLC
<b>OFFICE CLASS</b>	Class A
<b>YEAR BUILT</b>	2005
<b>BUILDING SIZE</b>	27,456 ± SF
<b>SF / FLOOR</b>	1st Floor: 5,176 ± FT 2nd Floor: 6,195 ± SF 3rd Floor: 6,080 ± SF 4th Floor: 6,038 ± SF
<b>ZONING</b>	CV (Centreville)
<b>LAND AREA</b>	0.33 ± Acres
<b>MAP/LOT</b>	196/000/009
<b>BOOK/PAGE</b>	10117-189
<b>UTILITIES</b>	Municipal water and sewer, Natural gas
<b>HVAC</b>	Gas-fired heat, Central A/C

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500 Canal Street,  
Lewiston, Maine

## Lease Highlights

**PROPERTY ADDRESS**

500 Canal Street, Lewiston, Maine

**AVAILABLE SPACE**

Customizable Layout Options Available

- 2nd Floor: 6,195 ± SF
- 3rd Floor: 6,080 ± SF
- 4th Floor: 6,038 ± SF

\*A 15% COMMON AREA FACTOR WILL BE APPLIED\*

**OFFICE CLASS**

Class A

**UTILITIES**

Municipal water and sewer, Natural gas

**LEASE RATE**

\$18.00/SF + Annual CAMS (CAMs INCLUDE HEAT & ELECTRICITY)

**PARKING**

Available surface parking for customers,  
additional adjacent municipal garage parking

**SECURITY**

Upgraded secure access system with  
key fob access

**ENTRY**

Space is accessed through a shared  
professional lobby with elevator access

**ACCESSIBILITY**

Located less than 2 miles from I-95 Exit 80



CONTACT US FOR MORE INFORMATION  
(207) 588-7430  
[WWW.207REALESTATE.COM](http://WWW.207REALESTATE.COM)  
4 PARK STREET | FARMINGDALE, MAINE

4TH FLOOR - RECEPTION/WAITING ROOM



2ND FLOOR

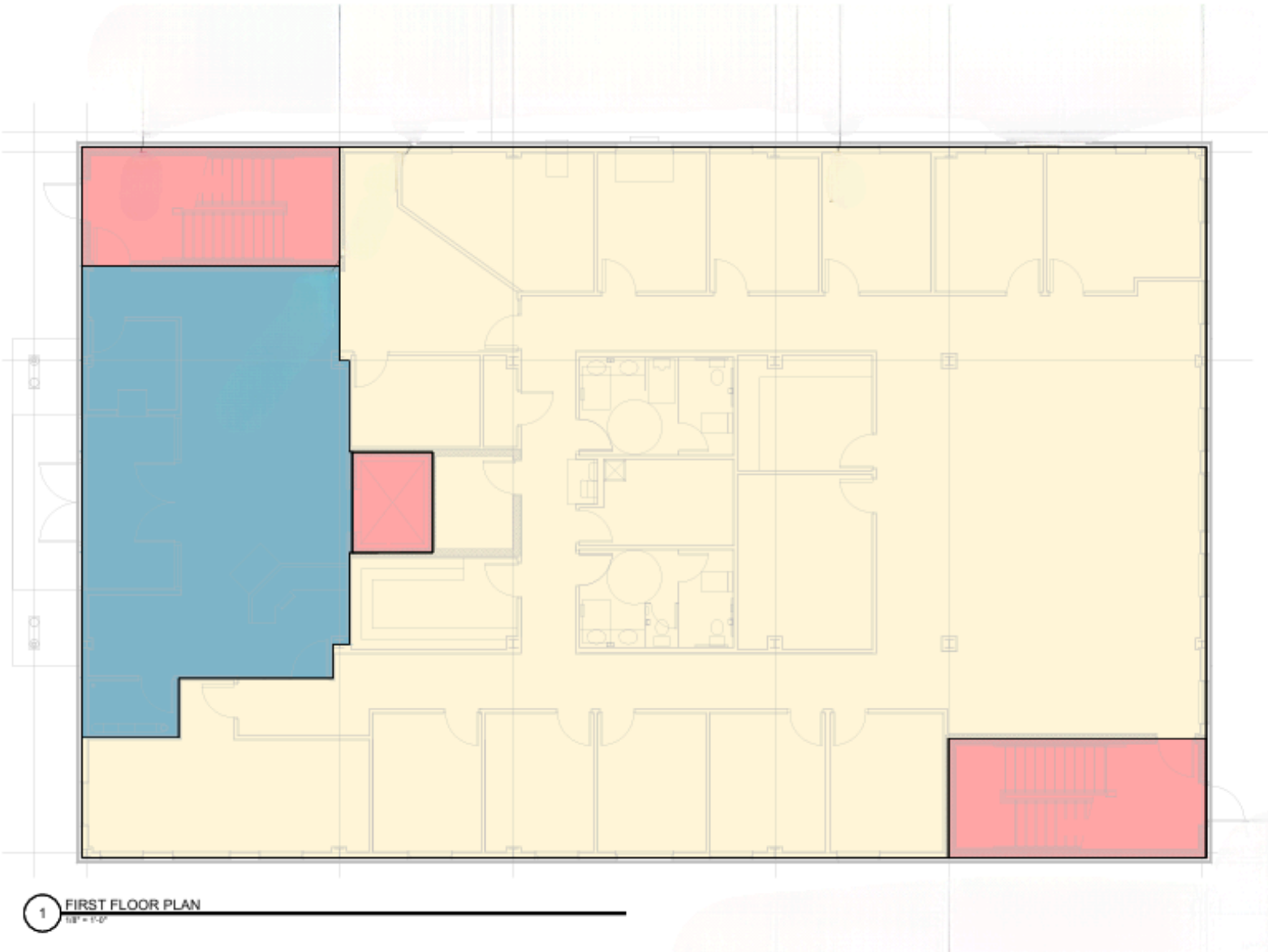


2ND FLOOR

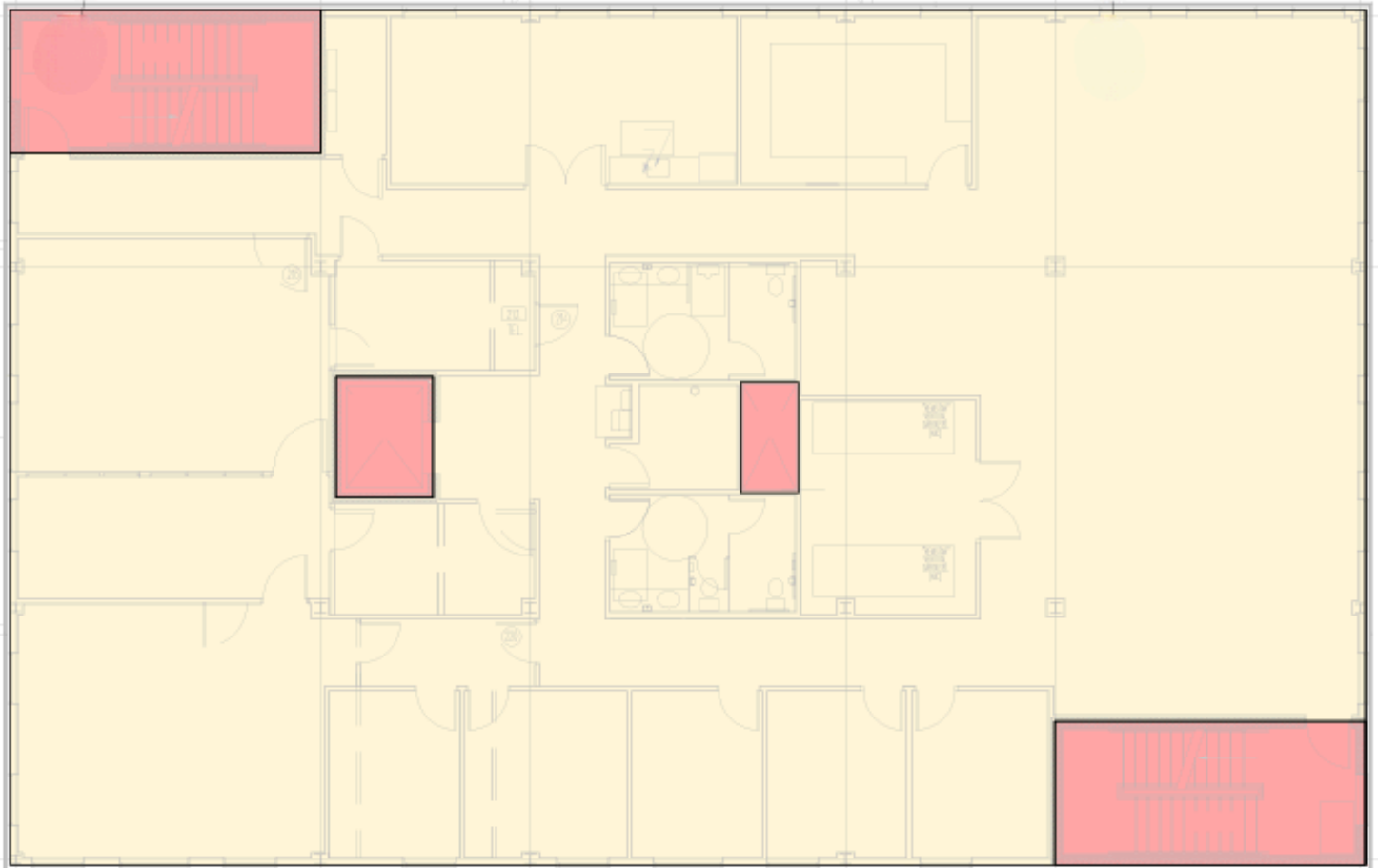


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## 1ST FLOOR - 5,176 SQ FT



## 2ND FLOOR - 6,195 SQ FT

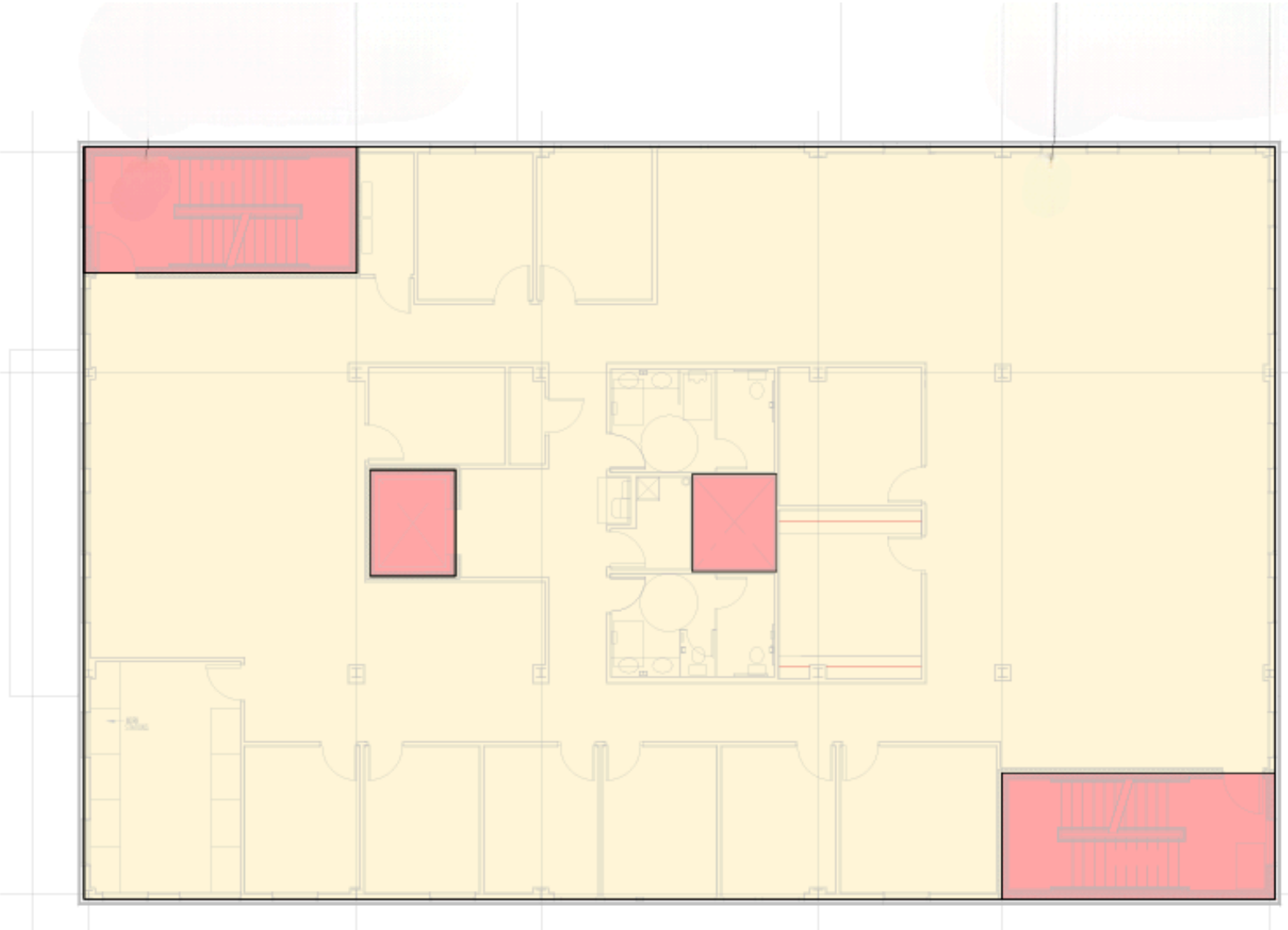


2 SECOND FLOOR PLAN  
1/8" = 1'-0"



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## 3RD FLOOR - 6,080 SQ FT

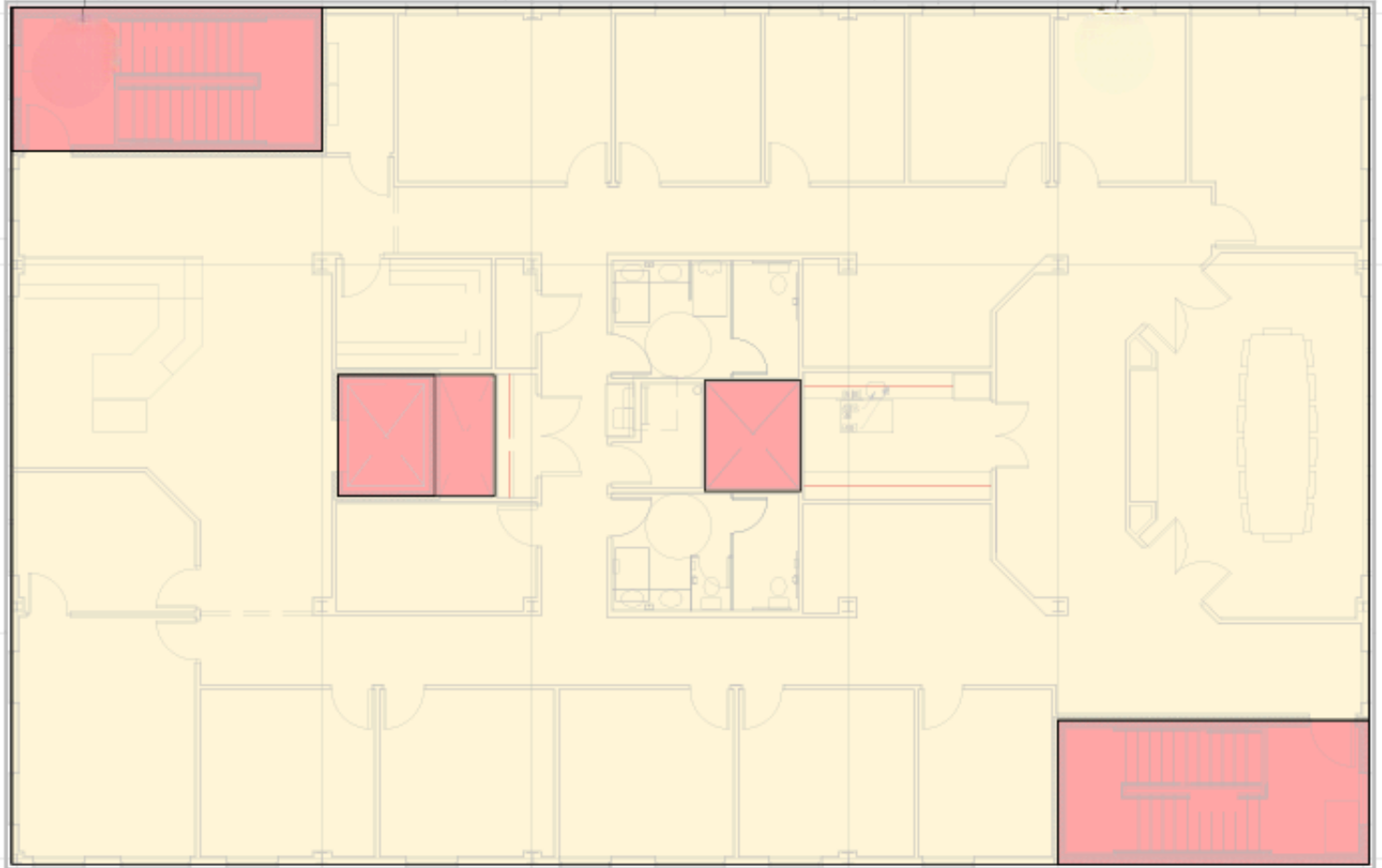


3 THIRD FLOOR PLAN  
1/8" = 1'-0"



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## 4TH FLOOR - 6,038 SQ FT



4 FOURTH FLOOR PLAN  
1/8" = 1'-0"



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# MAP

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# 500 Canal Street | Lewiston, Maine



**EVERETT**

REALTY GROUP

**Shelly Everett**

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