PORTA & CO.

FOR SALE: RETAIL/SERVICE BUILDING

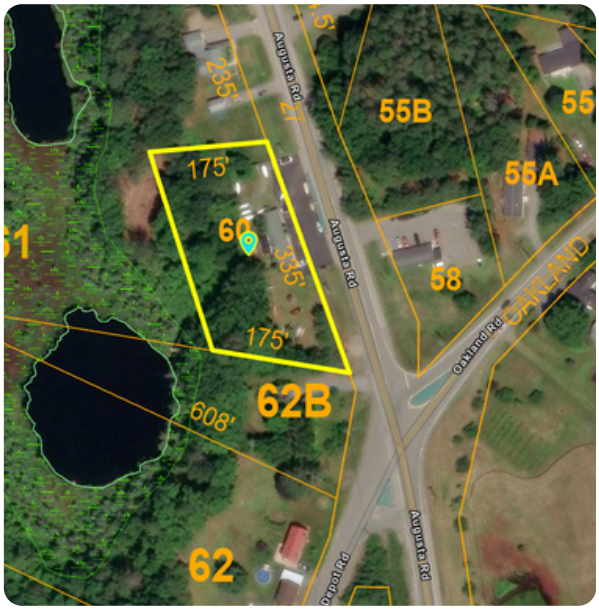
1005 Augusta Road | Belgrade, ME 04917



PRICE REDUCTION

Property Highlights

- 2,176 ± SF retail/service building on 1.3± AC being sold in "as-is" condition
- Well positioned for redevelopment with two curb cuts, fenced in outdoor storage and in close vicinity to local businesses
- 335 feet of prime Route 27 frontage with strong daily exposure and direct access to Augusta and the Belgrade Lakes region.
- Traffic counts on SR 27 in Belgrade ~6,030 AADT (near the SR 135 junction area)
- Strategic central-Maine location: approx. 10 miles to Augusta and 15 miles to Waterville, serving commuters and regional draw.
- Belgrade Lakes destination market: a long-established recreation and tourism region with boating/fishing and multi-season visitation.
- Sale Price: $195,000 ~~$269,000~~



PORTA & CO.
COMMERCIAL REAL ESTATE

30 Milk Street, Second Floor
Portland, ME 04101
207-747-1515
www.portacompany.com

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Property Details

1005 Augusta Rd, Belgrade, ME

Owner	The Estate of Ralph Ardito Jr.
Assessors Reference	Map 07, Lot 60
Deed Reference	Book 2979, Page 77
Building Size	2,176 ± SF
Lot Size	1.3± AC
Parking	15-20 Spaces
Signage	Building Mounted and Street pylon
Utilities	Private water/sewer
Sprinkler	N/A
Zoning	Commercial
Property Taxes	$1,845.10 (FY 2025)
Sale Price:	$195,000 ~~$269,000~~








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Aerial

1005 Augusta Rd, Belgrade, ME





CONTACT



Tim Millett, CCIM
Broker
C: 207-713-6995
O: 207-558-0893
tmillett@portacompany.com

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