

FOR SALE | RETAIL/DEVELOPMENT SITE

835 EASTERN AVENUE, AUGUSTA, ME 04330

PRICE REDUCED



PROPERTY HIGHLIGHTS

- 384± SF retail building, office building, or development site on .83± acres
- Highly visible corner lot
- Renovated in 2023
- Directly across from entrance to Togus VA Medical Center
- 4.5 miles from downtown Augusta

PRICE REDUCED: \$295,000



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PROPERTY DETAILS

OWNER	O'Dog Holdings LLC
ASSESSOR'S REFERENCE	Map 14, Block 12
REGISTRY OF DEEDS	Book 14568, Page 52
YEAR BUILT	1989
BUILDING SIZE	384± SF
TOTAL LAND AREA	.83± acres
ZONING	Rural Village (RV)
HEATING/COOLING	Heat Pump
WATER/SEWER	Public Water / Private Sewer
SPRINKLERS	None
RESTROOMS	1
PARKING	On site / 6 striped spaces
LOT FRONTAGE	370'
TRAFFIC COUNT	8,800 cars per day (Placer.ai 2024)
DATE AVAILABLE	Immediately
AREA BUSINESSES	Togus Pond Home Improvement, Dollar General, Countryside Diner, Hannaford, Aubuchon Hardware, Applebee's, Target, Burger King, Lowe's, Dunkin' Donuts, Five Guys
AREA AMENITIES	Togus VA Medical Center, Togus Fire Department, Maine Arts Academy, YMCA, Maine General Medical Center
PRICE	\$295,000

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VA



U.S. Department
of Veterans Affairs
Veterans Health
Administration
Togus VA
Medical Center

CONTACT



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.