



**FOR  
SALE**

- New Roof
- Updated HVAC & Sprinkler
- Directly off Maine Turnpike

## **MULTI-TENANT INDUSTRIAL BUILDING**

48 COMMERCIAL STREET, LEWISTON, ME 04240



## PROPERTY OVERVIEW

- 66,077± SF light manufacturing, warehouse and office space mix
- Eight (8) loading docks, two (2) overhead doors
- New roof in 2020
- Updated HVAC & sprinklers
- Directly off ME Turnpike Exit 80

- **NOI: \$195,632**
- **Cap Rate: 8.5%**
- **Sale Price: \$2,300,000**

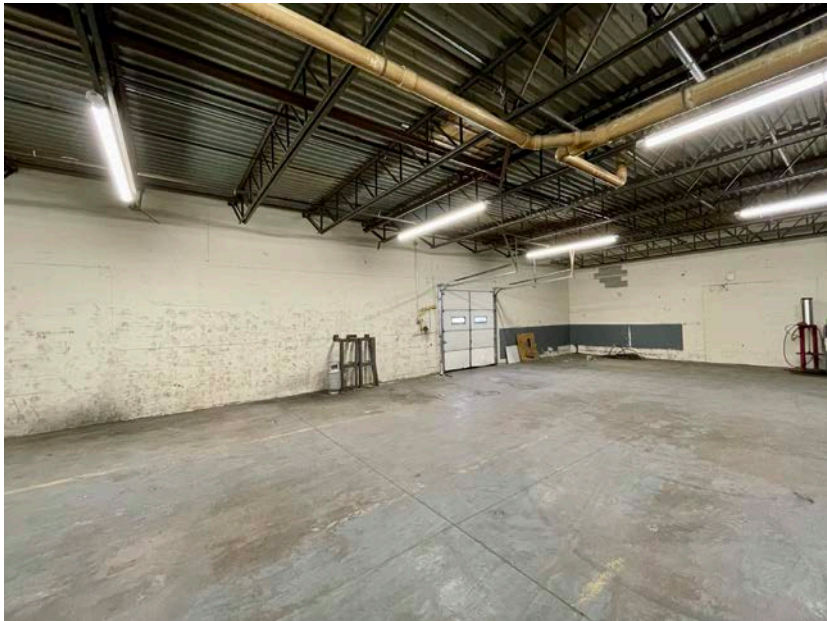
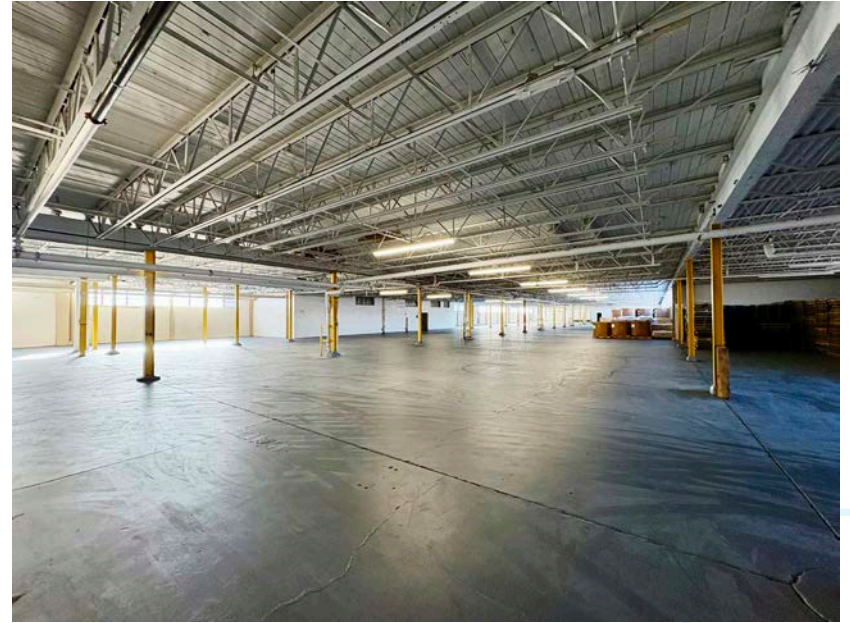
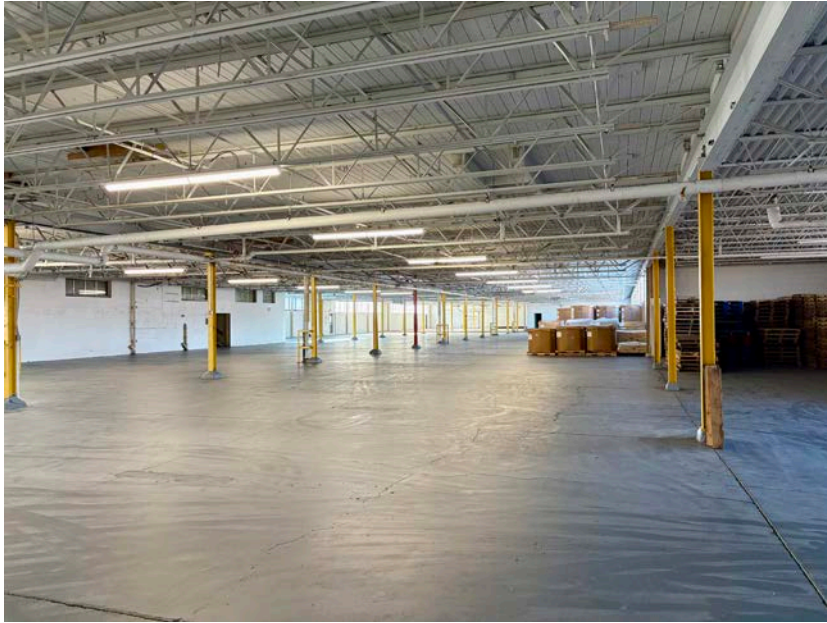


## PROPERTY OVERVIEW

|                  |                              |
|------------------|------------------------------|
| OWNER OF RECORD  | MRE, LLC                     |
| BOOK & PAGE      | Book 8894, Page 110          |
| MAP/LOT          | A portion of Map 125, Lot 14 |
| BUILDING SIZE    | 66,077± SF                   |
| AVAILABLE SPACE  | 3,200± SF office             |
| ZONING           | UE - Urban Enterprise        |
| CONSTRUCTION     | Steel-frame and masonry      |
| LOADING DOCKS    | Eight (8)                    |
| OVERHEAD DOOR(S) | Two (2)                      |
| CEILING HEIGHT   | 14'±                         |
| ELECTRIC         | 200 amp                      |
| HVAC             | Natural gas                  |
| SPRINKLER        | Wet system                   |
| UTILITIES        | Municipal water/sewer        |
| RESTROOMS        | Multiple throughout          |

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**LEWISTON, ME 04240**

## INTERIOR PROPERTY PHOTOS



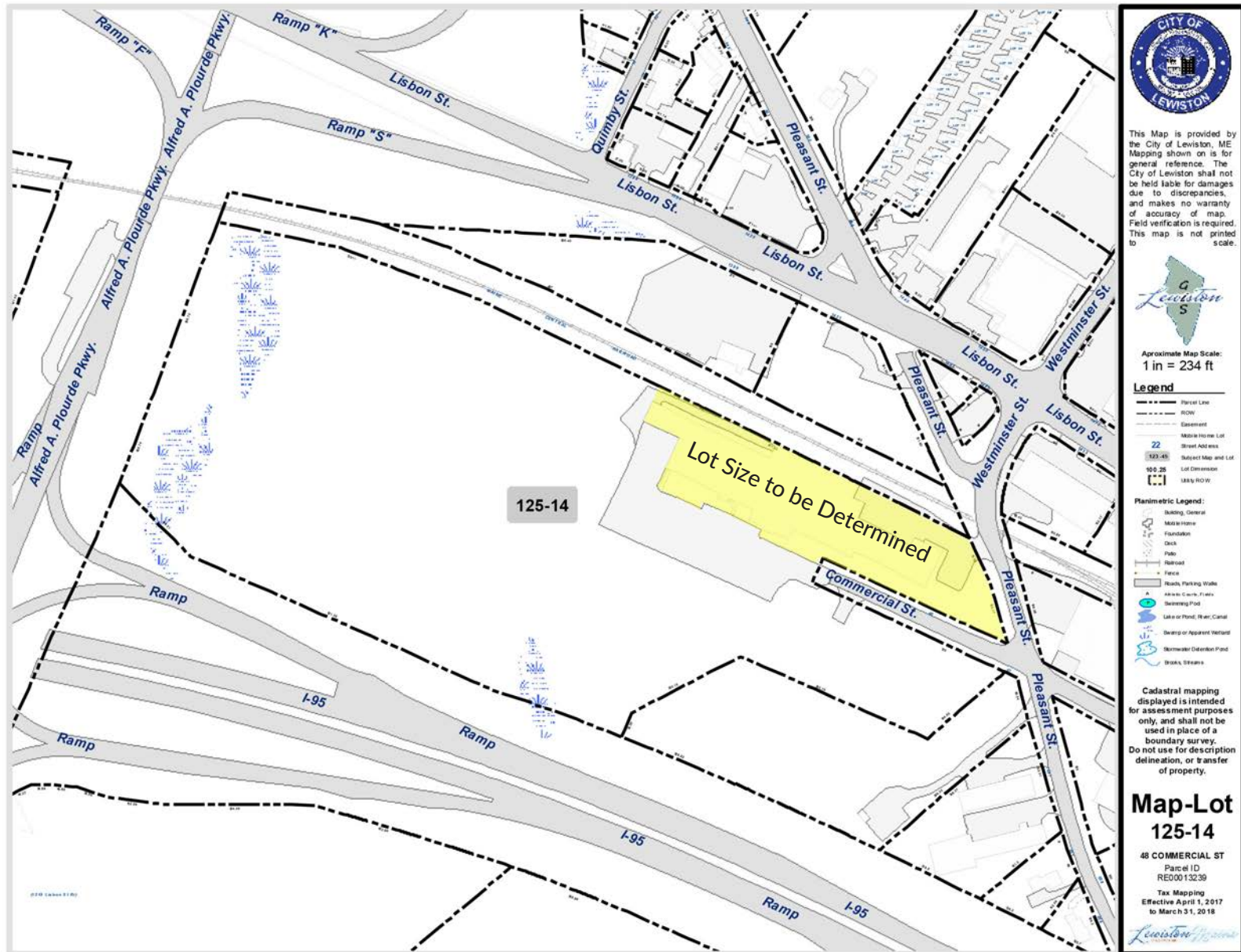
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## EXTERIOR PROPERTY PHOTOS



**48 COMMERCIAL STREET**

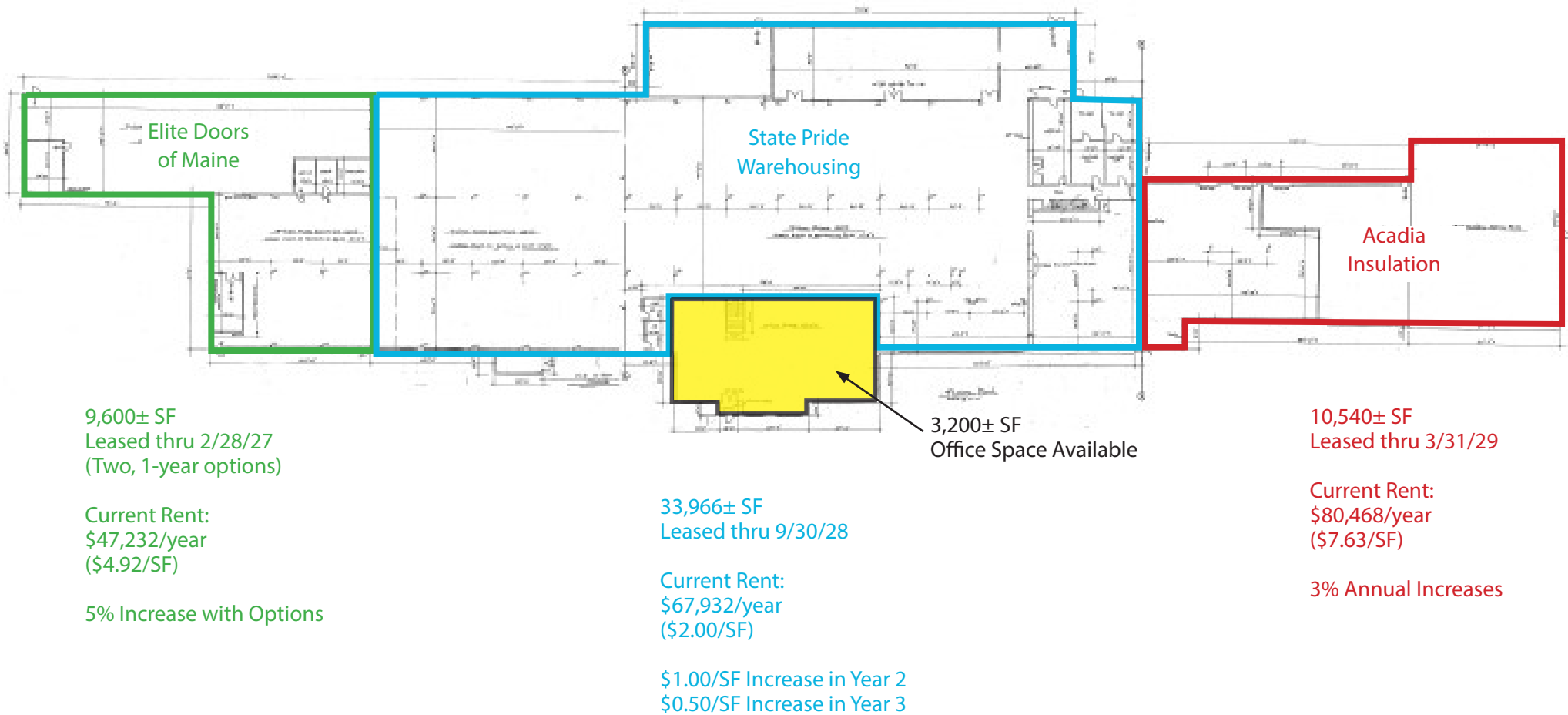
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## FLOOR PLAN



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## EXPENSES (ESTIMATED)

|                        |                 |
|------------------------|-----------------|
| Real Estate Taxes      | \$31,464        |
| Insurance              | \$ 8,677        |
| Maintenance & Cleaning | \$19,891        |
| Snow Removal           | \$10,444        |
| Utilities              | \$12,748        |
| Management             | <u>\$ 3,210</u> |
| <b>TOTAL</b>           | <b>\$86,433</b> |



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# CONTACT US



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