

# FOR SALE

DEVELOPMENT  
OPPORTUNITY



**PRICE REDUCED**

Lot lines are approximate

**418 CIVIC CENTER DRIVE  
AUGUSTA, ME 04330**

- ◆ 18.82± Acres of land ready for development
- ◆ Access to Civic Center Drive shared with the adjacent Tractor Supply Company
- ◆ Easy access to Maine Turnpike Exit 112B
- ◆ Area businesses include The Furniture Gallery, Planet Fitness, Wendy's, Comfort Inn, 99, Fairfield Inn, Dept. of Motor Vehicles, Social Security Administration, among others.
- ◆ Sale Price: ~~\$795,000~~ **\$550,000**



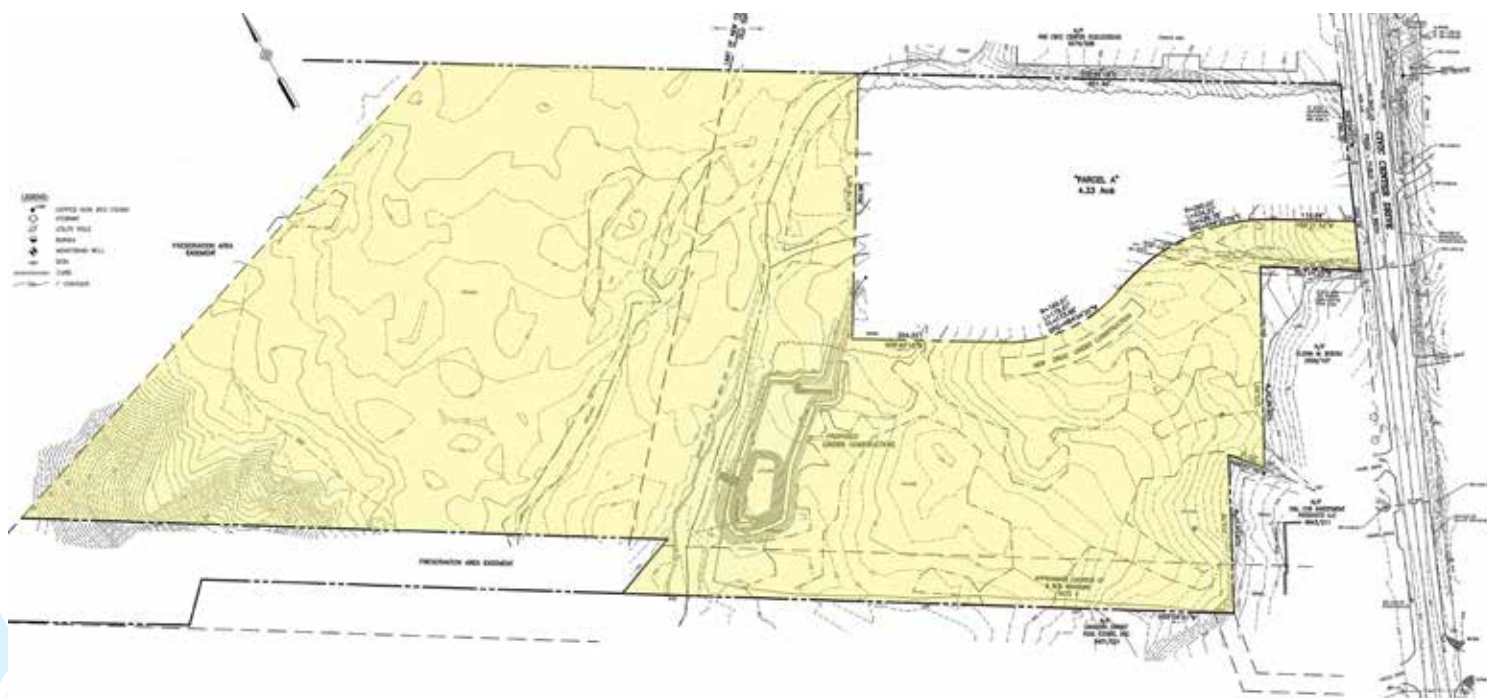
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## PROPERTY DETAILS

OWNER	Greely Associates, LLC
ASSESSOR'S REF	Map 5, Lot 122
REGISTRY OF DEEDS REF	Book 9813, Page 247
LOT SIZE	18.82± AC
ZONING	PD - Planned Development District
ROAD FRONTAGE	57' on Civic Center Drive
R.E. TAXES (FY 2024/2025)	\$111.86
SALE PRICE	<del>\$795,000</del> <b>\$550,000</b>



## CONTACT US



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