



Exit 113

Exit 112



Civic Center Drive

Route 3

FOR SALE/ LEASE

## DEVELOPMENT SITES

611 CIVIC CENTER DRIVE  
AUGUSTA, ME 04330

## PROPERTY HIGHLIGHTS

- 0.80 - 1.94± AC site with potential for multiple development pads
- Located at the lighted intersection of Route 3 and Civic Center Drive
- Great visibility and heavy commuter traffic counts making this ideal for drive-thru/QSR users, gas stations, c-stores and more
- Near MaineGeneral Medical Center, Central Maine Commerce Center and I-95 Exits 112 & 113
- Sale Price: \$595,000 - \$995,000
- Ground Lease: See Broker for details



THE BOULOS COMPANY

COMMERCIAL REAL ESTATE

# FOR SALE/LEASE | DEVELOPMENT SITES

611 CIVIC CENTER DRIVE, AUGUST 04330



<b>OWNER OF RECORD</b>	Bale, LLC
<b>LOT SIZE</b>	0.80 - 1.94± AC
<b>REGISTRY OF DEEDS</b>	Book 10971, Lot 74
<b>MAP / LOT</b>	Map 80, Lots 9, 9B & 9C
<b>FRONTAGE</b>	400'± Old Belgrade Road 257'± Civic Center Drive 160'± Old Bog Road
<b>ZONING</b>	RV - Rural Village
<b>AREA BUSINESSES</b>	Maine General Medical Center, Central Maine Commerce Center, State of Maine, Army National Guard and many more
<b>SALE PRICE</b>	\$595,000 - \$995,000
<b>GROUND LEASE RATE</b>	See Broker for details



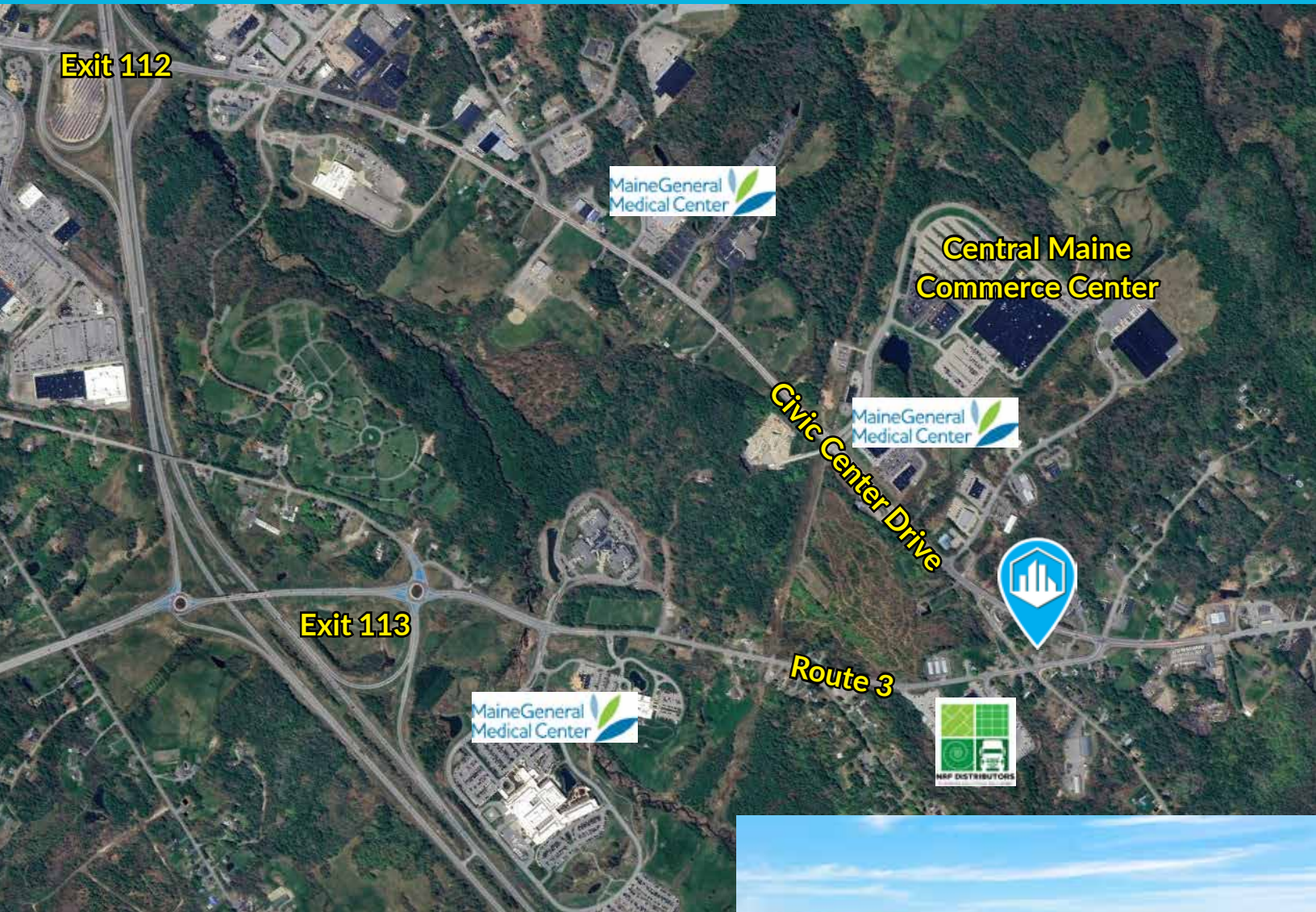


SITE PLANS



# FOR SALE/LEASE | DEVELOPMENT SITES

611 CIVIC CENTER DRIVE, AUGUST 04330



## CONTACT US



**CHRIS ROMANO**  
Associate  
+1 207.553.1717 D  
+1 207.233.1792 C  
cromano@boulos.com



**NOAH STEBBINS**  
Broker  
+1 207.553.1727 D  
+1 207.400.6737 C  
nstebbins@boulos.com

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