



FOR SALE

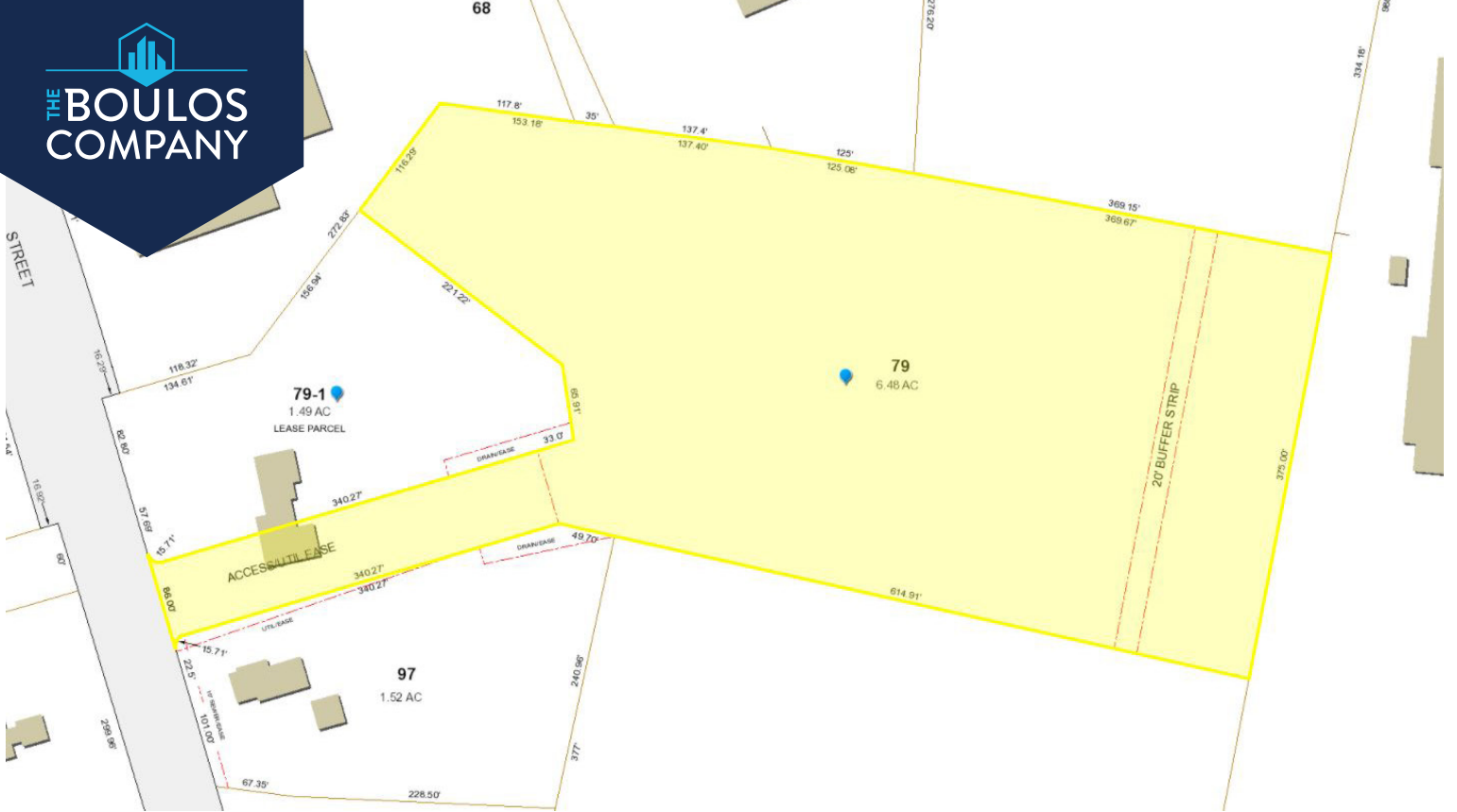
PRIME DEVELOPMENT SITE

335 MAIN STREET, WATERVILLE, ME 04901

- 6.48± acre development site directly on Main Street in Waterville
- Heavily traveled retail corridor with nearby businesses including Wendy's, Aspen Dental, Holiday Inn, McDonald's, O'Reilly Auto Parts, Dunkin, Taco Bell, Bangor Savings Bank and many more
- Located just off Exit 130 of the Maine Turnpike
- Traffic Count: 17,812 AADT
- Sale Price: \$650,000




**THE BOULOS
COMPANY**
COMMERCIAL REAL ESTATE



OWNER	J&R Associates
BOOK & PAGE	8485 / 0126
ASSESSOR	Map 62, Lot 79
LOT SIZE	6.48± AC
ZONING	CC & RB - Commercial C & Medium Density Residential District
UTILITIES	Public water and sewer at street
REAL ESTATE TAXES	\$5,391.57 (2021)
SALE PRICE	\$650,000

CONTACT US



NICK LUCAS
BROKER
+1 207.553.1792 D
+1 207.557.3513 C
NLUCAS@BOULOS.COM

©2024 The Boulos Company, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.