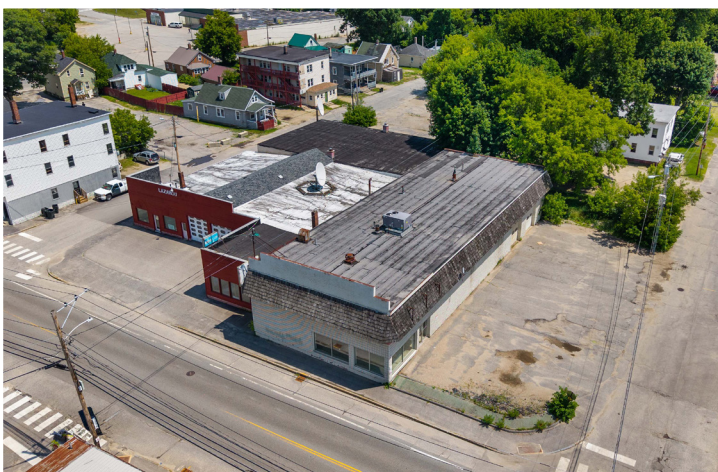


FOR SALE • RETAIL CONVERSION

36 Main Street • Mexico, ME



Mike Anderson
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5,270± SF ADAPTIVE REUSE

- Former automotive retail/wholesale parts center that could be redeveloped or rebuilt for a variety of retail uses
- Highly visible corner lot with frontage on Route 2 and Dix Ave
- Two (2) overhead doors and 10± on-site parking spaces

SALE PRICE: \$265,000

PROPERTY SUMMARY

36 Main Street • Mexico, ME



Site Info

OWNER:	New England Industrial Properties, Inc.
DEED:	Book 3008, Page 147
ASSESSOR:	Map 20, Lot 36
LOT SIZE:	0.31± AC
SIGNAGE:	On building
PARKING:	10± parking spaces on-site
ZONING:	Downtown Commercial
PROPERTY TAXES:	\$7,300 (2026)



Building Info

BUILDING SIZE:	5,270± SF
YEAR BUILT:	1967; renovated in 1986
CONSTRUCTION:	Joisted masonry/concrete
ROOF:	Flat
SIDING:	Masonry
FOUNDATION:	Concrete slab
LOADING:	Two (2) overhead doors
UTILITIES:	Municipal water/sewer
RESTROOM:	Yes

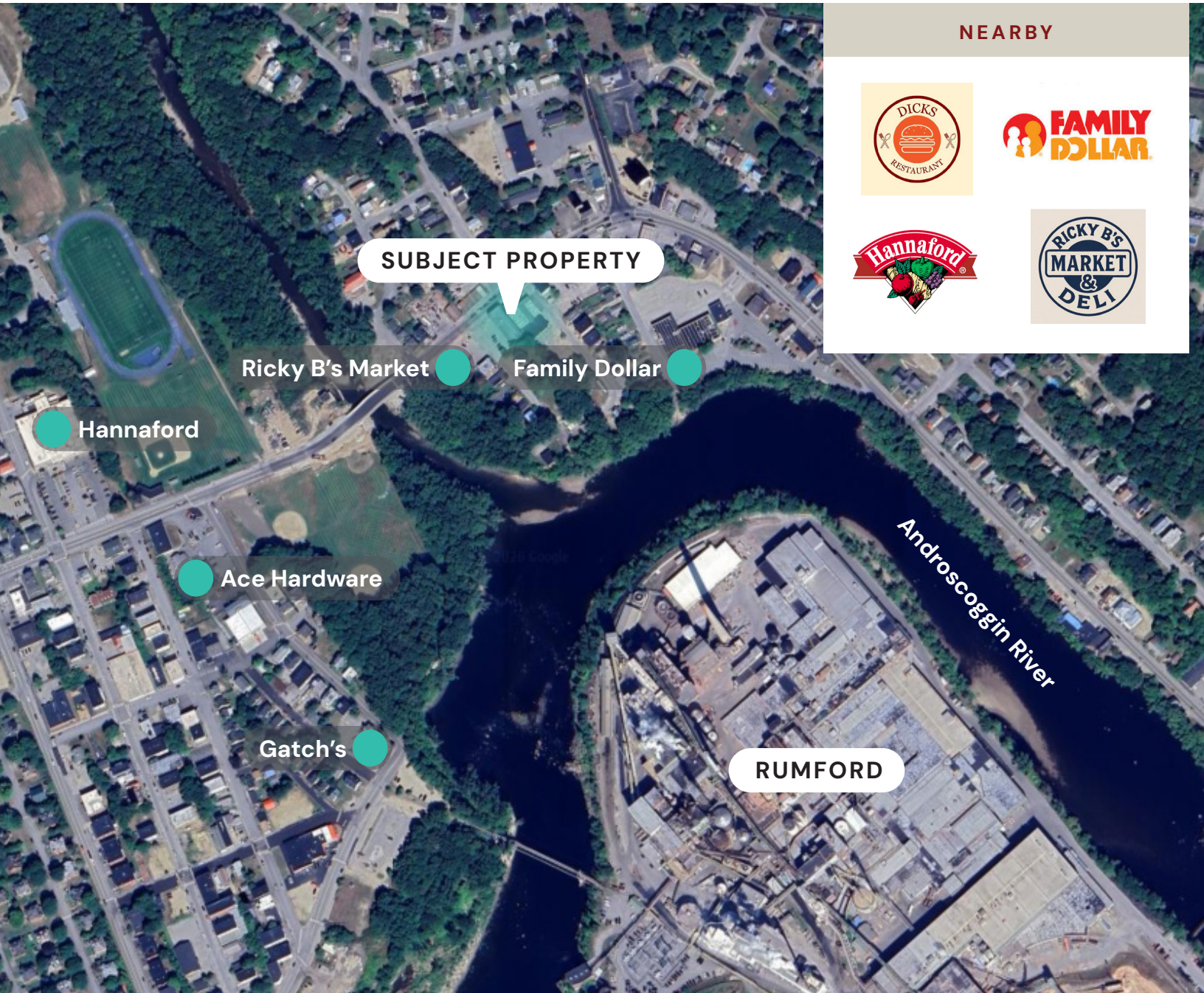


Based upon the current condition, a buyer should assume that all systems may be either missing or compromised. An inspection is highly recommended to verify the presence and/or condition of all systems.



LOCATION MAP

36 Main Street • Mexico, ME



NEARBY



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