

FOR SALE/LEASE



Sabattus Street

Main Street - 17,000 AADT

\$395 K

\$1.4 M

Lot lines are approximate

FREESTANDING RETAIL / OFFICE / MEDICAL BUILDING

297-315 MAIN STREET, LEWISTON, ME 04240

- 10,692± SF former Walgreens, with 7,200± SF main level and 3,492± SF lower level on 1.43± AC
- Directly across the street from Central Maine Medical Center
- Traffic counts in excess of 17,000 vehicles per day
- Ideal for redevelopment as a medical, office, or retail use
- Lease Rate: \$12.00/SF NNN
- Sale Price: 297 Main Street: \$395,000
311-315 Main Street: \$1,400,000



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297-315 MAIN STREET, LEWISTON, ME 04240

PROPERTY DETAILS

OWNER	TIIP Lewiston LLC
REGISTRY OF DEEDS	Book 11016, Page 56
ASSESSOR'S REFERENCE	297 Main St: Map 195, Lot 49 311-315 Main St: Map 194, Lot 477
BUILDING SIZE	7,200± SF - Main level 3,492± SF - Lower level 10,692± SF Total
LOT SIZE	297 Main St: 0.32± AC 311-315 Main St: 1.11± AC Combined 1.43± AC
LEASE AVAILABILITY DATE	Immediate. See Broker for details.
YEAR BUILT	1966
UTILITIES	Public water/sewer
SIGNAGE	On building and roadside pylon
ROAD FRONTAGE	192'±
TRAFFIC COUNTS	In excess of 17,000 per day
ACCESS	Curb cuts off Main Street
ZONING	CV - Centreville District
AREA BUSINESSES	Central Maine Medical Center, Dunkin', 7-Eleven and many more
LEASE RATE	\$12.00/SF NNN
NNN EXPENSES	To be Determined
SALE PRICE	297 Main Street: \$395,000 311-315 Main Street: \$1,400,000



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PROPERTY TAX MAP





297-315 MAIN
STREET

DEMPSEY
CENTER



MAIN STREET

SABATTUS STREET

CONTACT US



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