



## Property Highlights

- In Augusta's *Water Street Historic District*
- 10,000± SF of rentable 1st floor space with 5,000± SF vacant
- 5,000± SF leased by Maine Trial Law, PLLC
- 8,952± SF lower level basement space
- 14+ foot ceiling height and wraparound deck overlooking the Kennebec River
- Basement provides ample storage or potentially additional office/gym/recreation space
- Built in 1900, extensively renovated in 2009
- Lease Rate: \$10.00/SF NNN
- Sale Price: \$950,000



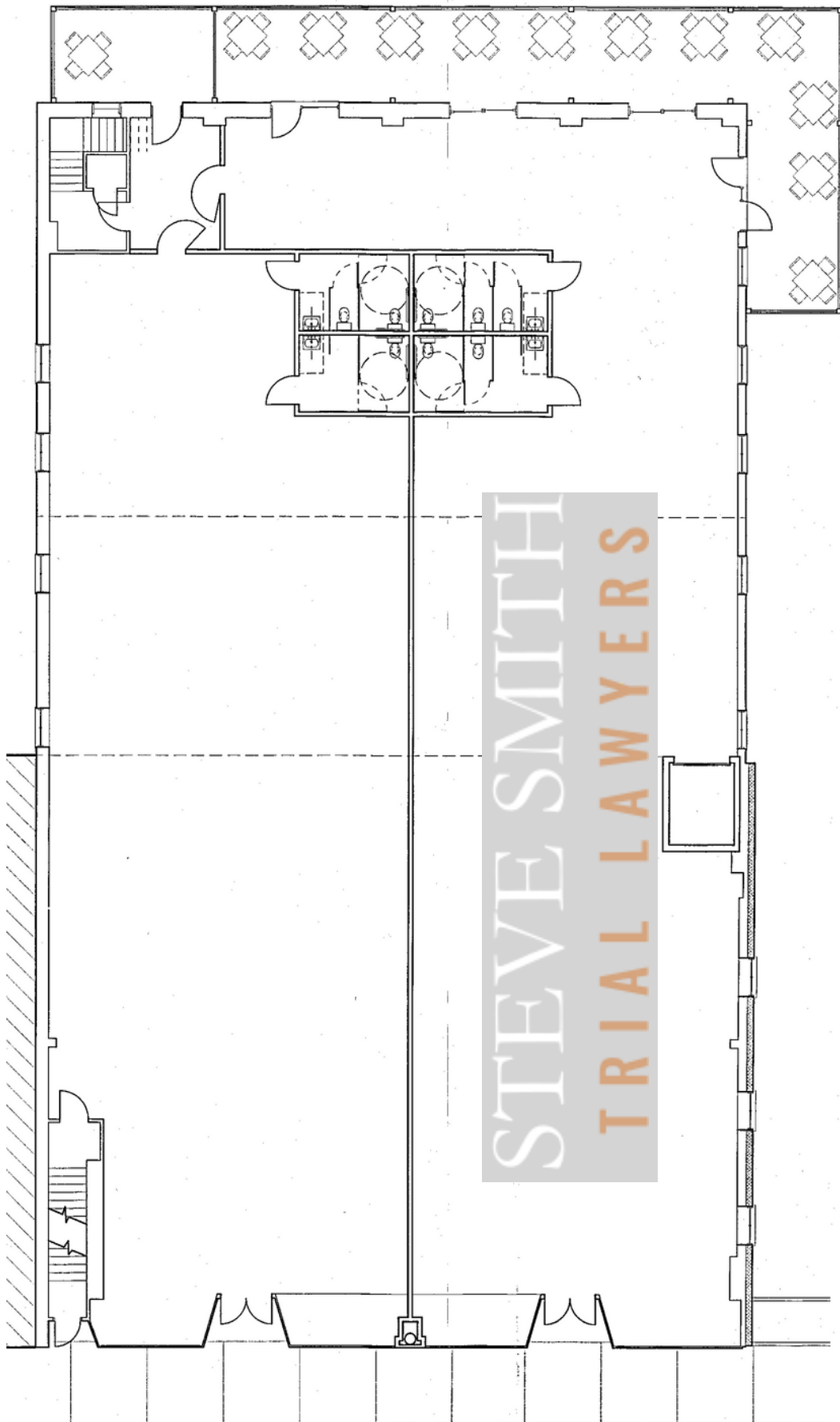
<b>Owner</b>	189, LLC
<b>Assessor's Reference</b>	Map 34, Lot 29
<b>Book &amp; Page</b>	6109 / 0045
<b>Building Size</b>	Ground Floor- 10,000± SF Basement- 8,952± SF TOTAL SF- 18,952± SF
<b>Total Lot Size</b>	0.23± Acres
<b>Parking</b>	Adjacent municipal lot and on-street
<b>Availability</b>	5,000± SF - Left half of the 1st floor
<b>Construction</b>	Brick & Masonry
<b>Sprinkler</b>	Wet
<b>Roof</b>	Rubber
<b>Foundation</b>	Full basement
<b>HVAC</b>	Natural gas, standby oil
<b>Electrical</b>	Single-phase, 200 amp
<b>Wall Height</b>	14ft
<b>Utilities</b>	Municipal water/sewer
<b>Zoning</b>	KBD1 - KENNEBEC BUSINESS 1
<b>Tenant</b>	Maine Trial Law, PLLC
<b>Lease Information</b>	\$49,440/yr MG (Inquire with broker for details)
<b>Lease Rate</b>	\$10.00/SF NNN
<b>Sale Price</b>	\$950,000

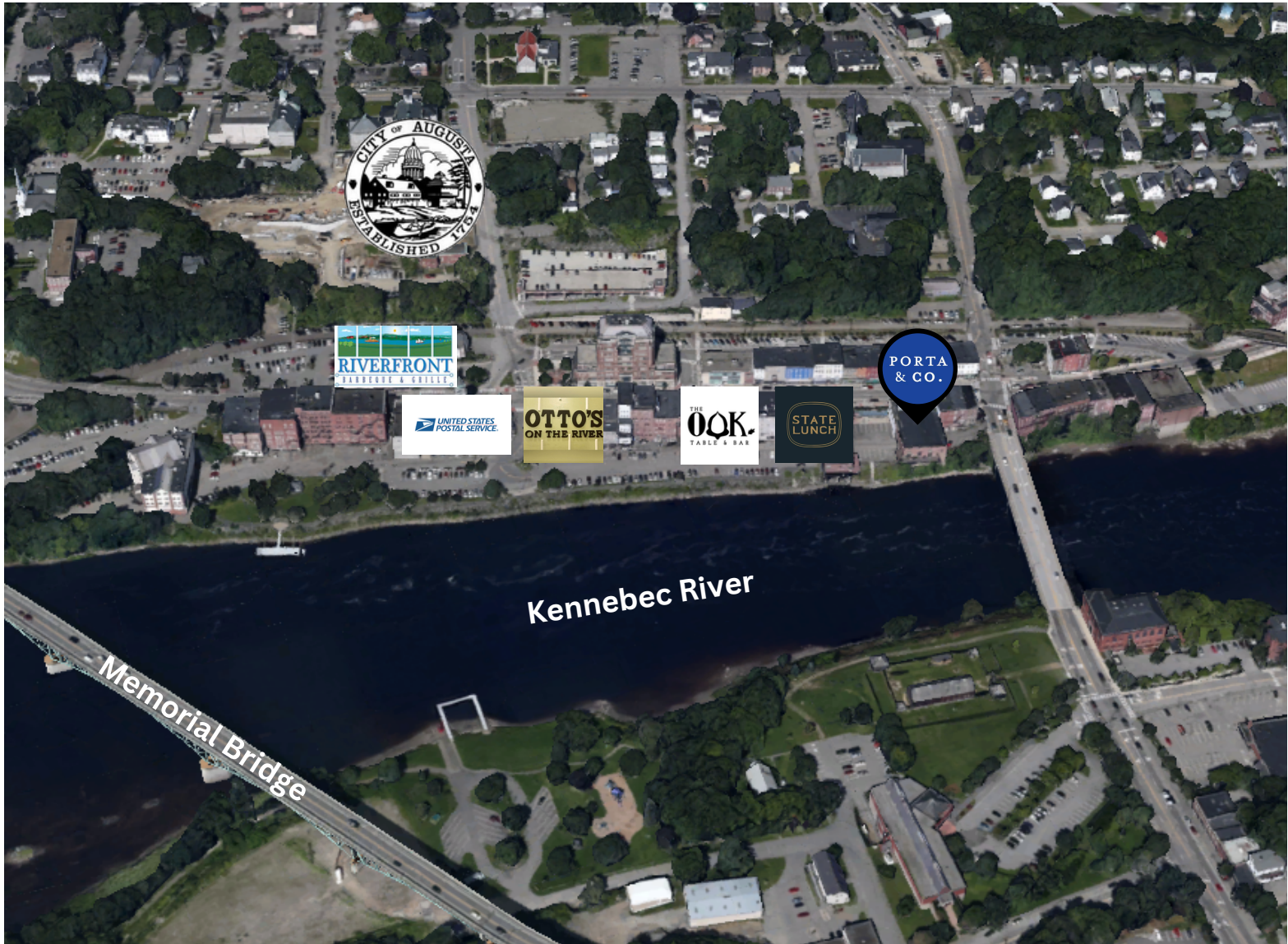
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# Photos

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## CONTACT



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