

FOR SALE | CENTRAL PLAZA

72 MAIN STREET, LIVERMORE FALLS, MAINE



PROPERTY OVERVIEW INDUSTRIAL, RETAIL & OFFICE

- 35,836 square foot plaza featuring a medical office, industrial and retail space for sale in the heart of Livermore Falls' Business District.
- Central Plaza is located on busy Route 4 & 17 with 15,000+/- daily traffic count.
- Livermore Falls is strategically located to reach several of Maine's largest cities and over 200,000 potential customers.
- Ample parking in the Plaza parking lot.



MAINE REALTY ADVISORS

MaineRealtyAdvisors.com
16 Casco Street
Portland, ME 04101

Contact Ben Spencer & Josh Soley
(207) 744-3084 ext 306
Ben@MaineRealtyAdvisors.com
Josh@MaineRealtyAdvisors.com

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PROPERTY DETAILS

LIST PRICE \$955,000
NOI \$76,747
CAP RATE 8%

SQ. FOOTAGE 35,836 ± SF
RETAIL 21,656 ± SF
STORAGE 14,180 ± SF

ACREAGE 2.47 Acres
FRONTAGE 385' on Main St
FLOORS 1

ZONING Commercial

YEAR BUILT 1960

PARKING Paved, On-Site

COOLING SYSTEM Central air
HEAT SYSTEM Hot Water;
Oil Fuel



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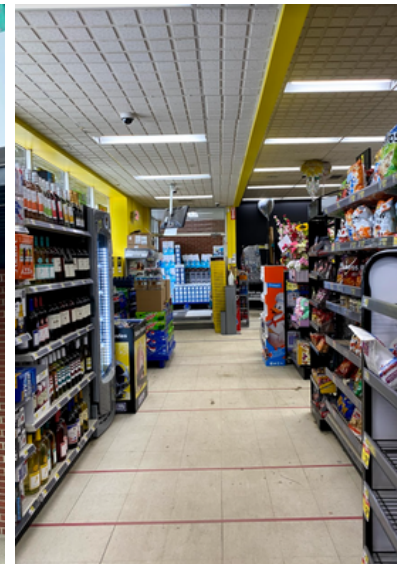
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INDUSTRIAL



RETAIL



MEDICAL OFFICE



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MAP



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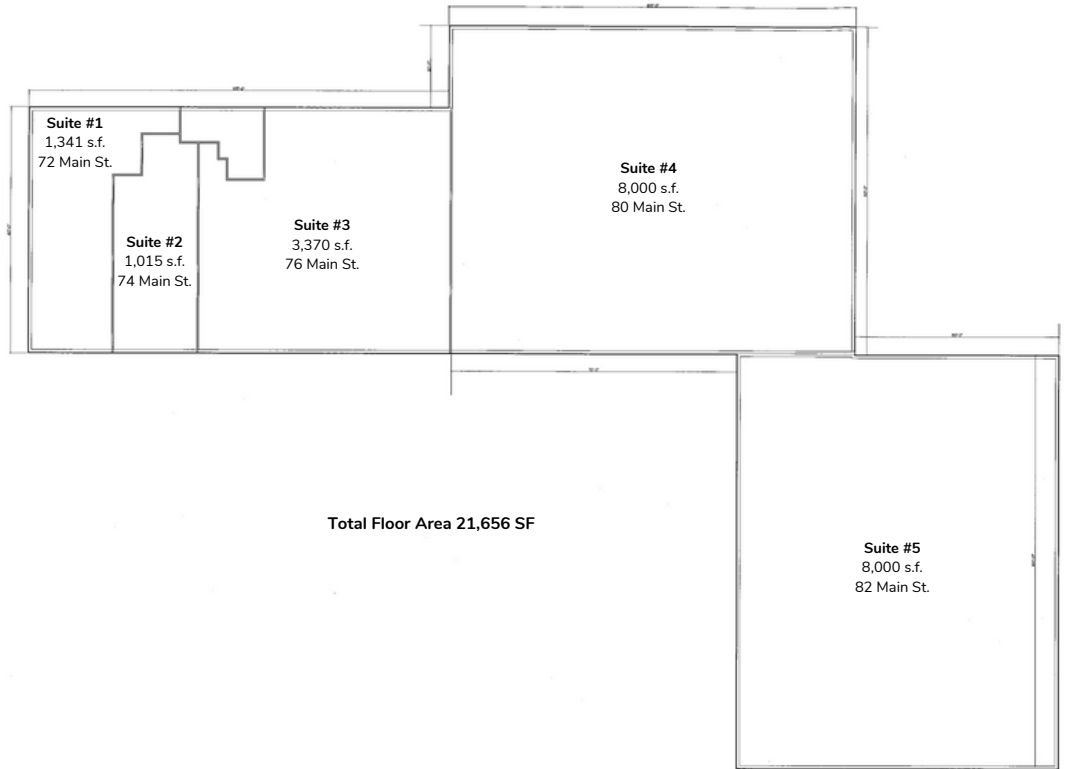
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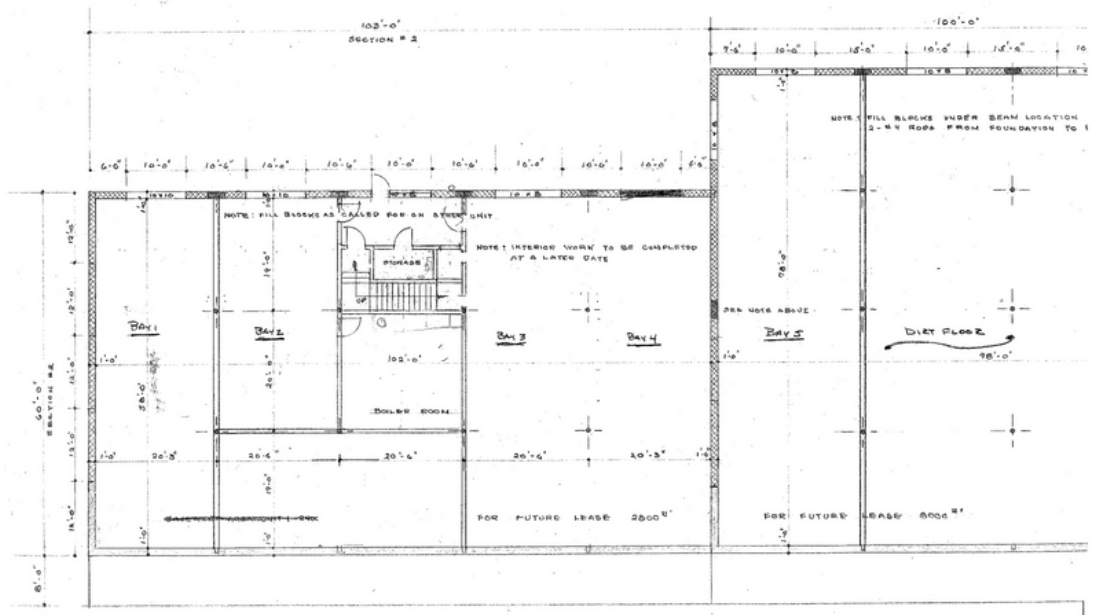


FLOOR PLANS

STREET LEVEL (RETAIL)



BASEMENT (STORAGE)



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CONTACT



BEN SPENCER

Vice President

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ANDROSCOGGIN COUNTY DEMOGRAPHICS

| | |
|--------------------------------|----------|
| POPULATION | 108.3k |
| HIGHER EDUCATION | 22.8% |
| MEDIAN AGE | 40.7 |
| MALE | 49% |
| FEMALE | 51% |
| MEDIAN HOUSEHOLD INCOME | \$53.51k |
| MEDIAN PROPERTY VALUE | \$153.5k |



JOSH SOLEY

President

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