

MLS #: 1655187  
Status: Active  
Directions: 500 Canal Street - GPS

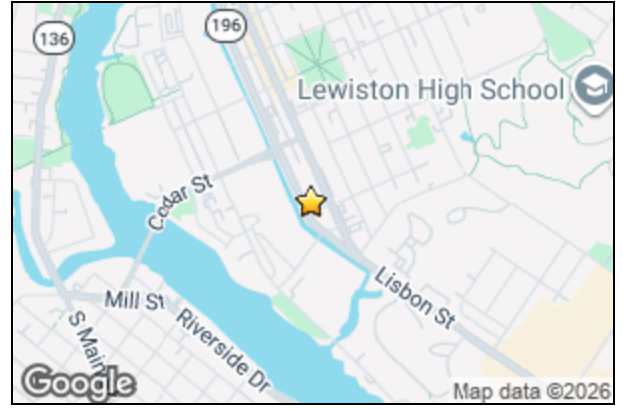
County: Androscoggin  
Property Type: Commercial

Public Detail Report

List Price: \$2,670,000  
Original List Price: \$2,670,000



500 Canal Street  
Lewiston, ME 04240  
List Price: \$2,670,000  
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General Information

Year Built +/-: 2005      Lot Size Acres +/-: 0.33      Sqft Fin Total +/-: 27,456  
Sub-Type: Office

Land Information

Leased Land: No      Zoning: CV  
Surveyed: Yes      Zoning Overlay: Unknown  
Lot Size Acres +/-: 0.33      Bank Owned REO: No

Interior Information

Leases: Yes      Year Built +/-: 2005  
Total SqFt: 27,456

Property Features

Parking: 21+ Spaces; On Site; Parking Garage  
Location: Business District; Near Turnpike/Interstate

Tax/Deed Information

Book/Page 10117/189      Full Tax Amt/Yr: \$61,236/ 2025      Map/Block/Lot: 196//009  
Tax ID: LEWI-000196-000000-000009

Remarks

Remarks: 27,000 square foot Class A office building in a prime Lewiston location. Minutes from I-95, the greater Lewiston/Auburn area, Central Maine Medical Center, and local colleges. This building is located in the heart of L/A. It is in excellent condition with impeccable maintenance records. Multiple professional tenants currently with room for additional tenants. This investment property offers potential for increased cash flow with options to further divide the current layout creating more units with gross modified leases. Includes on site parking, common waiting area and security cameras. Seller will also consider a lease option to buy. Too much potential to list. It's a must see! Space for lease or purchase.

LO: Everett Realty Group

Listing provided courtesy of:



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Prepared by Katelin {Kate} Bennett on Friday, March 27, 2026 9:15 AM.

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