

# THE FLETCHER GROUP

COMMERCIAL | RESIDENTIAL | MANAGEMENT



**FOR SALE/  
LEASE**

**1110 MINOT AVE  
AUBURN, ME  
04210**



- RESTUARANT/BAR,  
WAREHOUSE SPACE
- NET RENTABLE (SQ  
FT)10,480
- \$7.95 NNN
- \$995,000

## CONTACT US

📞 207.754.9311

📞 207.805.3233

🌐 [WWW.THEFLETCHERGRP.COM](http://WWW.THEFLETCHERGRP.COM)

@ [KEVIN@MAINECCIM.COM](mailto:KEVIN@MAINECCIM.COM)

## Industrial for SALE/LEASE

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### OFFERING SUMMARY:

**SALE PRICE:** \$995,000

**RENTABLE:** \$7.95/NNN/  
Annual

**AVAILABLE SF:** 10,400 SqFt

**LOT SIZE:** 1.29 Acres

**ZONING:** Industrial

**Unlock the potential of this expansive 10,480 SF commercial property, perfectly positioned on bustling Minot Avenue with an impressive daily traffic count of approximately 15,660 vehicles. Formerly home to a popular restaurant and brewery, this versatile space is ready to accommodate your business vision—whether it's a restaurant, retail, brewery, event space, or another exciting venture.**

**KW COMMERCIAL**  
50 Sewall Street,  
Second Floor  
Portland, ME 04102

Kevin Fletcher  
Licensed Broker  
O: 207.805.3233  
C: 207.754.9311  
kevin@maineccim.com

**kw**MAINE  
KELLERWILLIAMS REALTY

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Each Office Independently Owned and Operated kwcommercial.com

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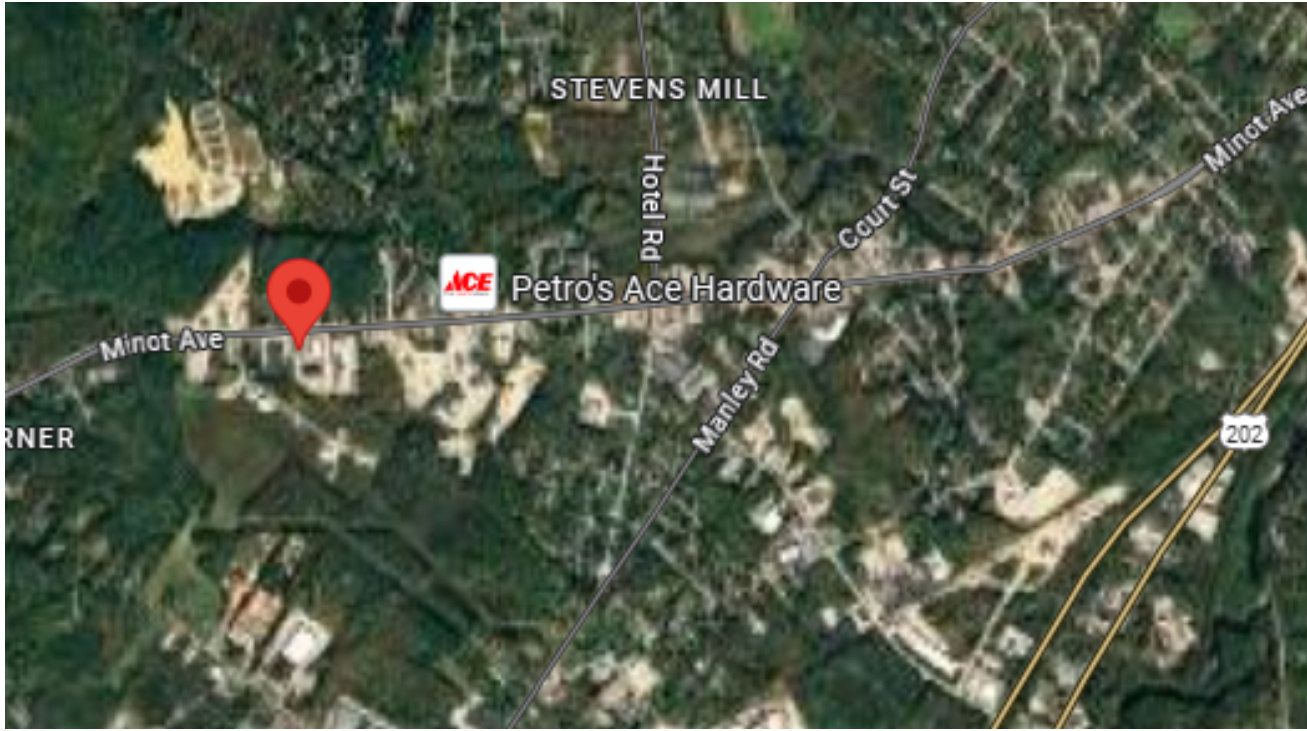
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### KEVIN FLETCHER, CCIM

ME #BA903663

kevin@maineccim.com

Office: **207.805.3233** | Cell: **207.754.9311**

### PROFESSIONAL BACKGROUND

Kevin brings over 28 years of experience to his business and has an extensive knowledge of the Maine Commercial and Investment market. Kevin has completed complex commercial transactions from Bangor, ME to Seabrook, NH. Kevin has sold over 450 separate apartment buildings in his career and conducted investment transactions ranging from small neighborhood strip malls to investment deals with national tenants. Kevin has also assisted in and consulted on a wide range of commercial and residential developments.

Kevin brings a down to earth approach to his business and a hard driving work ethic to help satisfy his client's needs with a strong belief in a fiduciary responsibility to his clients checkbook and not his own.

### EDUCATION

\*Licensed Real Estate Agent since 1997

\*Licensed Broker in Maine

\*CCIM (Certified Commercial Investment Member) since 2002

\*US Army Combat Veteran having served from 1992-1996

### MEMBERSHIPS

\*Past President-Maine Commercial Association of Realtors 2017-2018

\*Former Member-Board of Directors, Maine Association of Realtors

\*Former Commercial Committee Member-National Association of Realtors

\*Past Realtor of the Year, Maine Commercial Association of Realtors

\*Former Board of Directors-Auburn Business Development Corporation

### GREATER PORTLAND

50 Sewall Street Second Floor

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