FOR SALE • DEVELOPABLE LOT

520 Lisbon Street • Lewiston, ME

MALONE
COMMERCIAL BROKERS

0.69± ACRE LOT

- Level site suitable for a variety of infill development opportunities
- Excellent visibility with frontage on one of Lewiston's primary commercial corridors
- Convenient access to downtown Lewiston, Auburn and the regional highway network
- Located adjacent to VIP Tires & Service and The Public Theatre

SALE PRICE: $325,000

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PROPERTY SUMMARY

520 Lisbon Street • Lewiston, ME

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Site Info

OWNER:	Lisbon 196, LLC
DEED:	Book 5709, Page 188 (new deed to be created)
ASSESSOR:	Map 197, Lot 47 (a portion)
LOT SIZE:	0.69± AC
TRAFFIC COUNT:	12,640± cars/day (2023 ADT)
ZONING:	CV - Centreville District

Zoning Permitted & Conditional Uses

- Accessory use or structure
- Art and crafts studios
- Business and professional offices including research, experimental, testing laboratories, engineering, research, management and related services
- Child care centers
- Child care, family provider
- Child care, small facilities
- Drinking places
- Fitness and recreational sports centers
- Hotels, motels, inns
- Nursery School
- Personal Services
- Places of assembly, amusement, recreation, entertainment, or culture
- Restaurants
- Retail stores
- Industrial uses
- Light industrial uses
- Commercial parking facilities
- Transit and ground transportation facilities
- Municipal buildings and facilities
- Pumping stations, standpipes or other water supply uses involving facilities located on or above the ground surface and towers for municipal use
- Utility structures
- Academic institutions
- Civic and social organizations
- Congregate care/assisted living facilities, institutions for the handicapped, nursing or convalescent homes, group care facilities
- Hospitals, medical clinics
- Museums, libraries, and non-profit art galleries and theaters
- Public community meeting and civic function buildings including auditoriums
- Religious facilities
- Accessory dwelling units
- Bed and breakfast establishments as a home occupation
- Home occupations
- Mixed use structures
- Mobile homes on individual residential lots
- Multifamily dwellings
- Single-family and Two-family dwellings
- Community gardens

SITE PLAN

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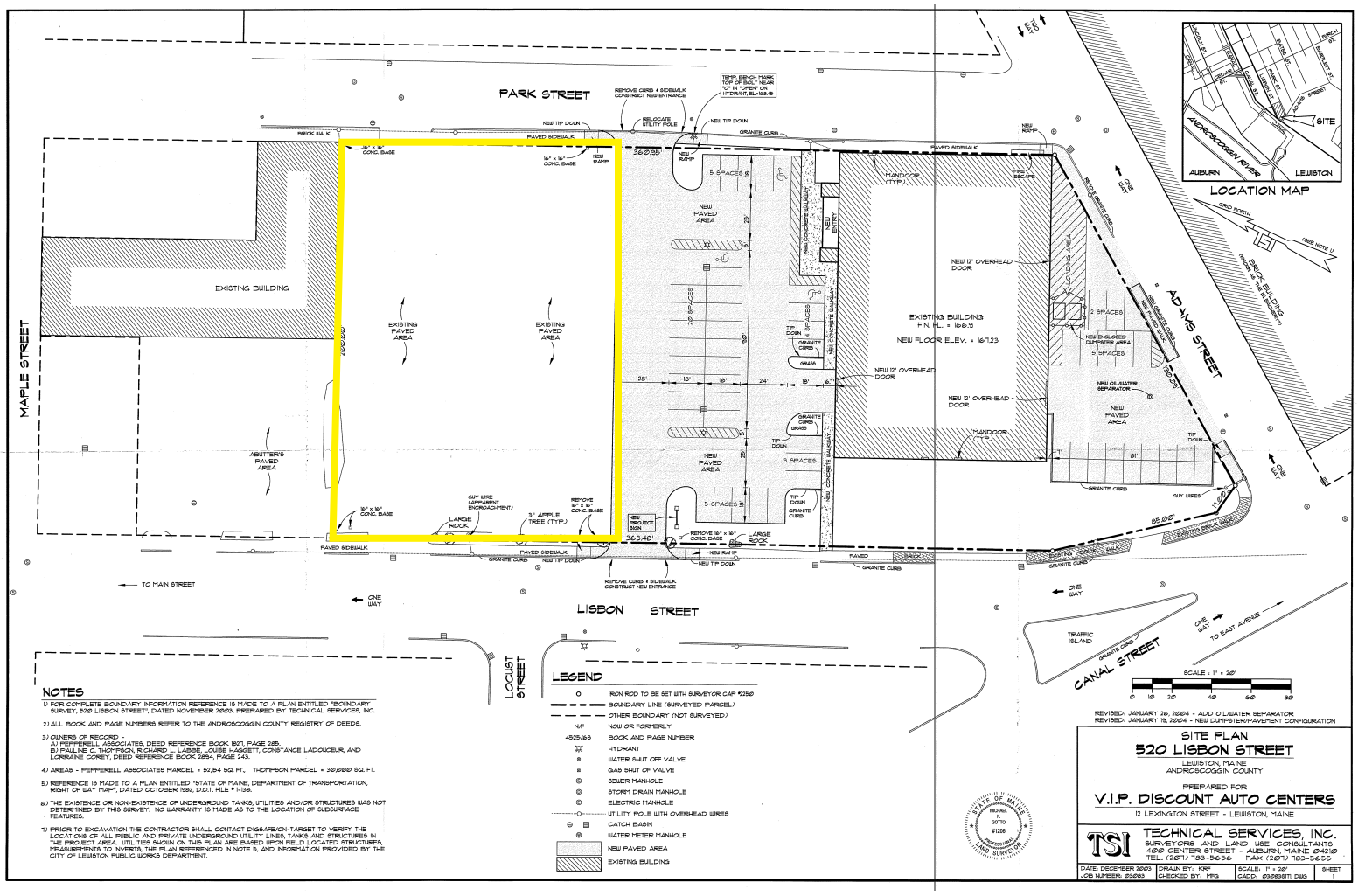

NOTES

1) FOR COMPLETE BOUNDARY INFORMATION REFERENCE IS MADE TO A PLAN ENTITLED "BOUNDARY SURVEY, 520 LISBON STREET", DATED NOVEMBER 2003, PREPARED BY TECHNICAL SERVICES, INC.

2) ALL BOOK AND PAGE NUMBERS REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.

3) OWNERS OF RECORD -
A) PEPPERELL ASSOCIATES, DEED REFERENCE BOOK 180", PAGE 285.
B) PAULINE C. THOMPSON, RICHARD L. LABBE, LOUISE HAGGETT, CONSTANCE LADOUCEUR, AND LORRAINE COREY, DEED REFERENCE BOOK 2894, PAGE 243.

4) AREAS - PEPPERELL ASSOCIATES PARCEL = 52,154 SQ. FT. THOMPSON PARCEL = 30,000 SQ. FT.

5) REFERENCE IS MADE TO A PLAN ENTITLED "STATE OF MAINE, DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP", DATED OCTOBER 1982, D.O.T. FILE # 1-138.

6) THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND TANKS, UTILITIES AND/OR STRUCTURES WAS NOT DETERMINED BY THIS SURVEY. NO WARRANTY IS MADE AS TO THE LOCATION OF SUBSURFACE FEATURES.

7) PRIOR TO EXCAVATION THE CONTRACTOR SHALL CONTACT DIGSAFE/ON-TARGET TO VERIFY THE LOCATIONS OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITY LINES, TANKS AND STRUCTURES IN THE PROJECT AREA. UTILITIES SHOWN ON THIS PLAN ARE BASED UPON FIELD LOCATED STRUCTURES, MEASUREMENTS TO INVERTS, THE PLAN REFERENCED IN NOTE 5, AND INFORMATION PROVIDED BY THE CITY OF LEWISTON PUBLIC WORKS DEPARTMENT.

LEGEND

- IRON ROD TO BE SET WITH SURVEYOR CAP #2150
- BOUNDARY LINE (SURVEYED PARCEL)
- OTHER BOUNDARY (NOT SURVEYED)
- N/F NOW OR FORMERLY
- 4525/63 BOOK AND PAGE NUMBER
- HYDRANT
- WATER SHUT OFF VALVE
- GAS SHUT OFF VALVE
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- ELECTRIC MANHOLE
- UTILITY POLE WITH OVERHEAD WIRES
- CATCH BASIN
- WATER METER MANHOLE
- NEW PAVED AREA
- EXISTING BUILDING

PHOTOS

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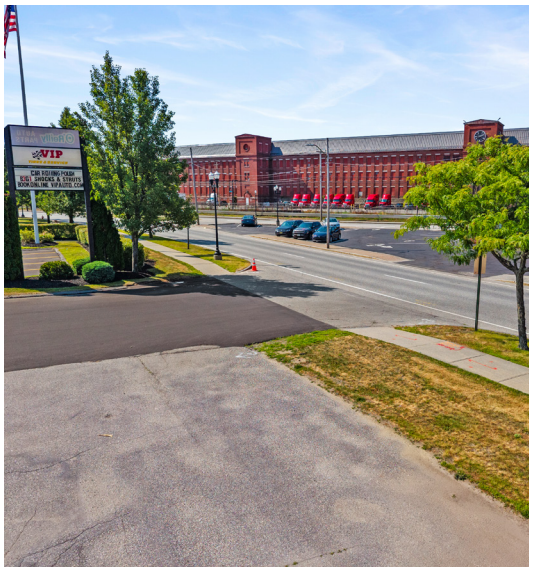

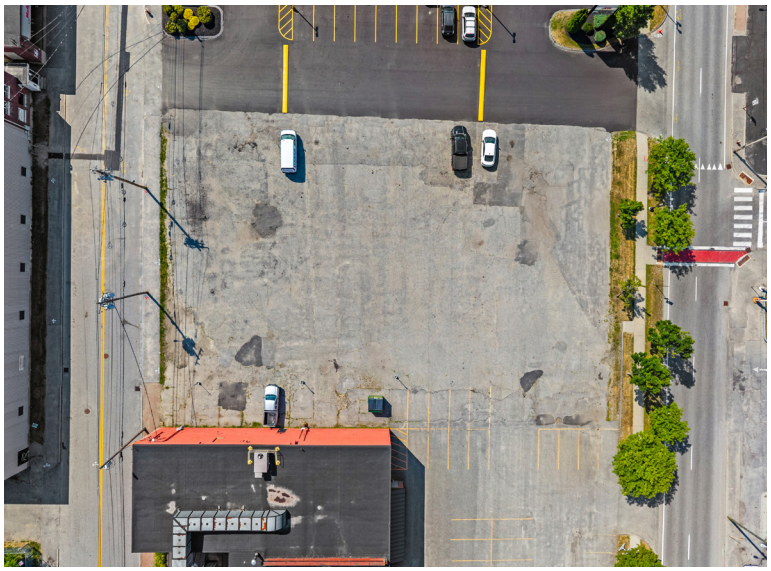

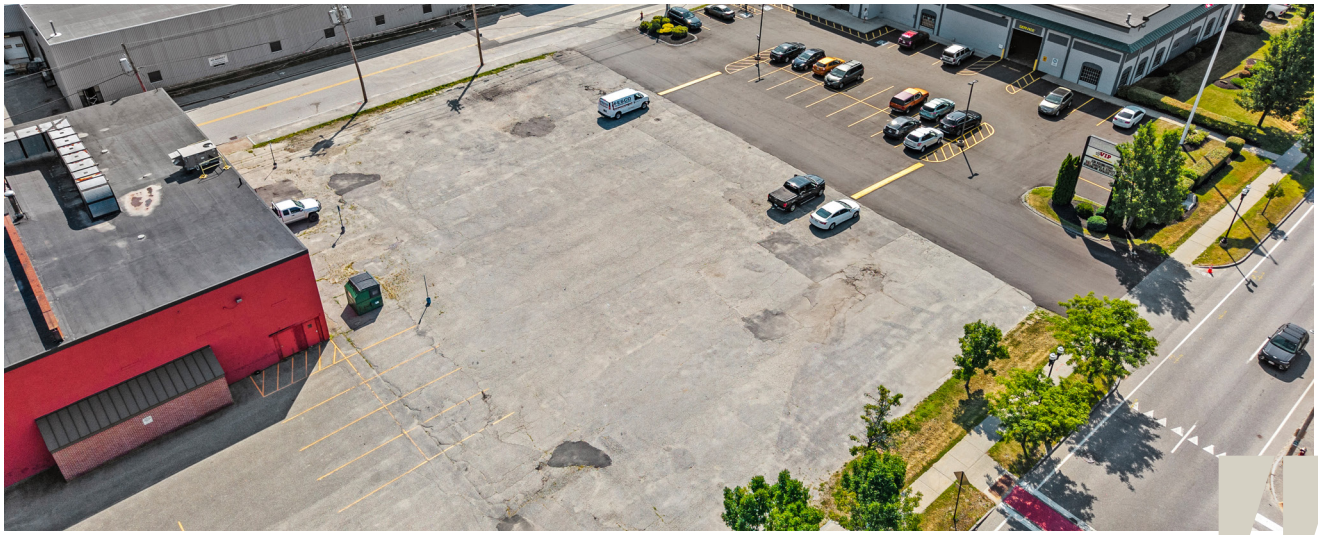

AERIAL

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