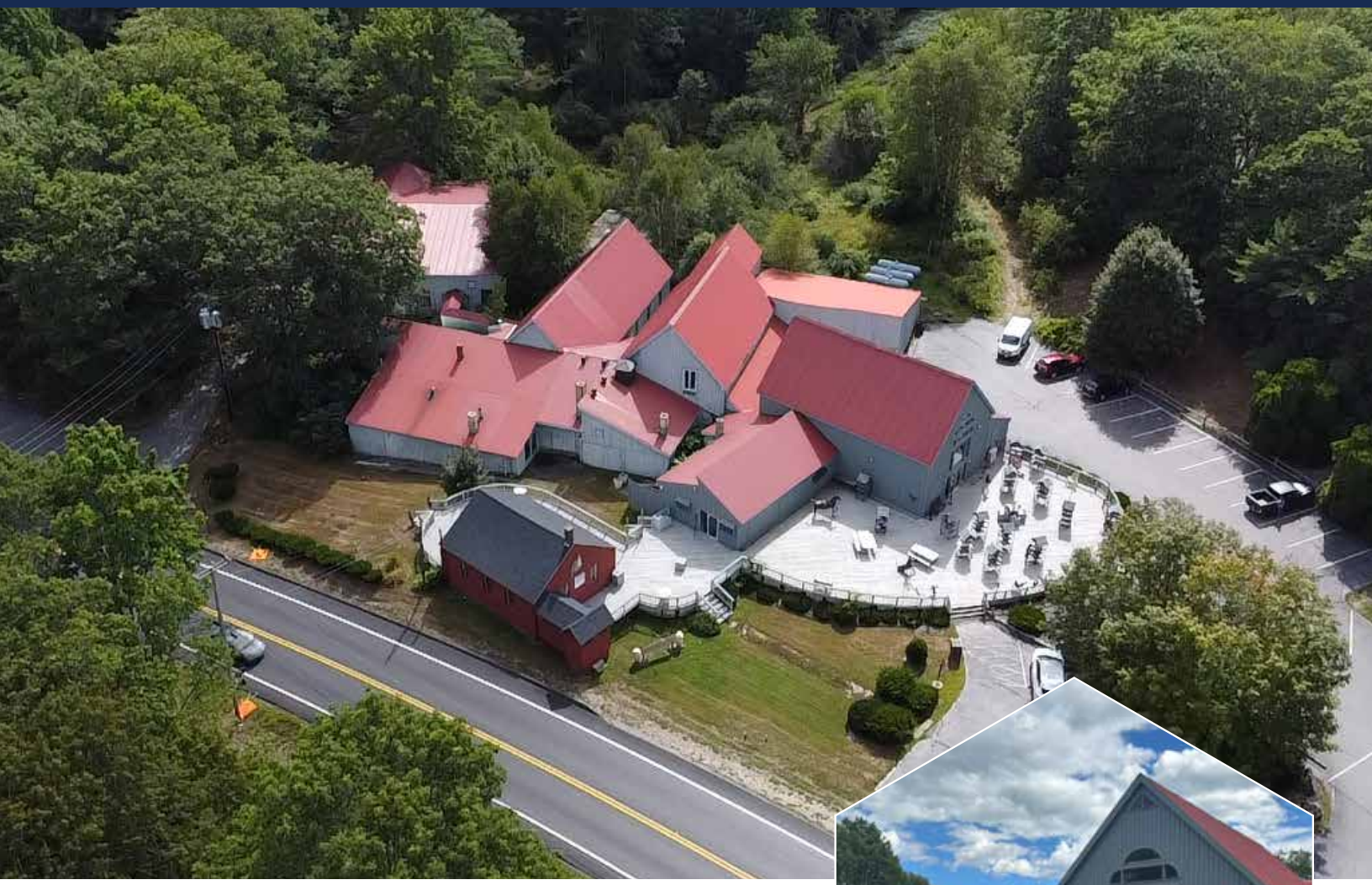
FOR SALE | FLEX/MANUFACTURING FACILITY WITH SHOWROOM

727 BOOTHBAY ROAD, EDGECOMB, ME 04556





PROPERTY HIGHLIGHTS

- Available for the first time! Specialty manufacturing and retail complex on 19.70± acres.
- Property consists of a 2,500± SF retail showroom and 12,500± SF of manufacturing and warehouse space.
- Adaptable to and available for a variety of light industrial, retail, and storage uses.
- Located on Boothbay peninsula with access to affluent surrounding population.

SALE PRICE: $895,000

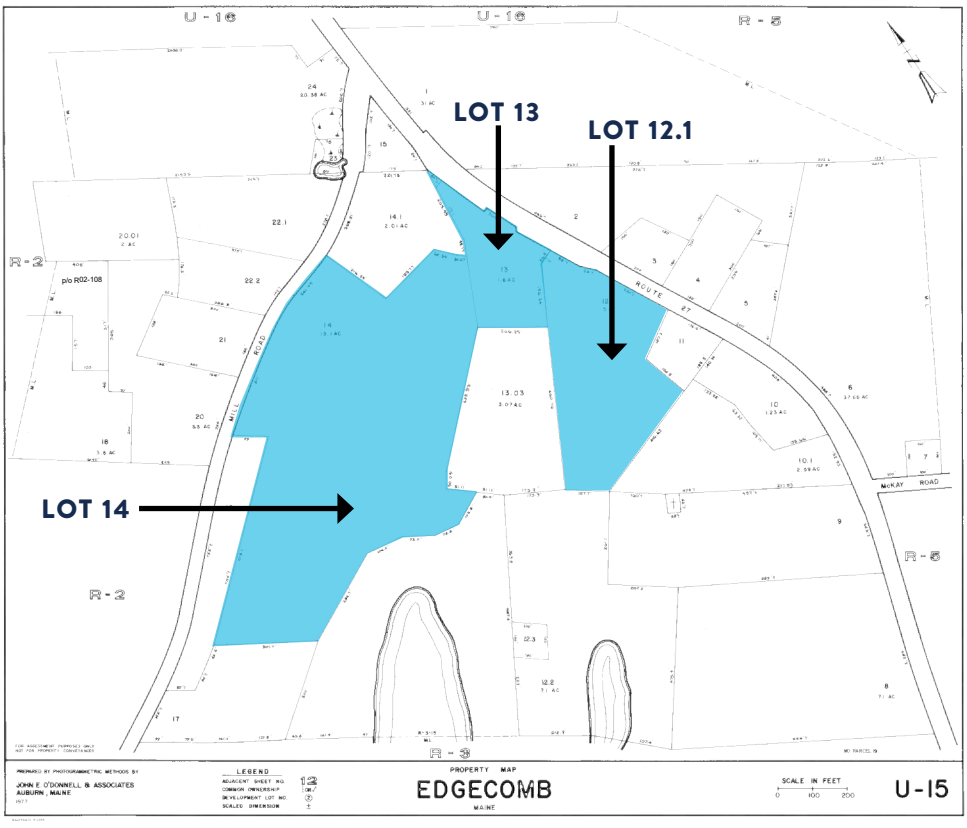
THE BOULOS COMPANY

ONE PORTLAND SQUARE, SUITE 400, PORTLAND, ME 04101 207.772.1333 BOULOS.COM

PROPERTY DETAILS

OWNER OF RECORD	Hilton Commercial Properties, LLC
DEED REFERENCE	4705/133 & 5881/19
ASSESSOR'S REFERENCE	Map 15, Lots 12-1, 13, 14
BUILDING SIZE	Showroom: 2,500± SF Manufacturing/Warehouse: 12,500± SF Total: 15,000± SF
LOT SIZE	Lot 12.1: 5.0± AC Lot 13: 1.6± AC Lot 14: 13.1± AC Total: 19.7± AC
LOT FRONTAGE	800'± along Route 27
ZONING	Route 27 Corridor, Area II
YEAR BUILT	1976
CONSTRUCTION	Wood frame with metal roof
# OF STORIES	One (1); Second floor in showroom.
LOADING DOCK(S)	One (1)
DRIVE-IN DOOR(S)	One (1) 10' door
UTILITIES	Private water & sewer
HVAC	Oil-fired forced hot air & ductless heat pump
POWER	Three-phase
PROPERTY TAXES	$18,462/year (FY 2024)
SALE PRICE	$895,000

TAX MAP




CAUTION



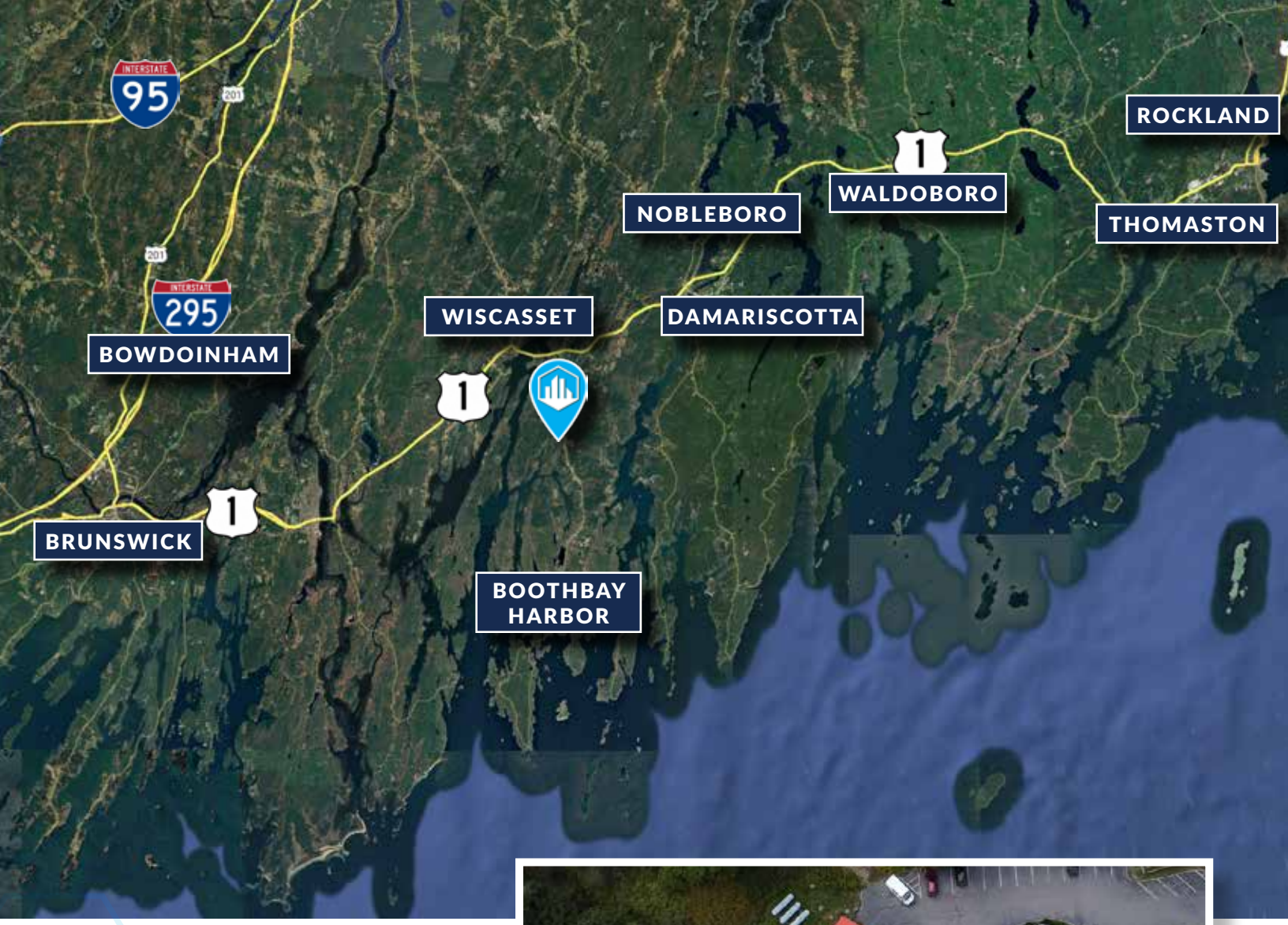














CONTACT



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.