

# FOR SALE | PRIME DEVELOPMENT SITE

261 MAIN STREET, AUBURN, ME 04210



## PROPERTY HIGHLIGHTS

- 0.22± acre City-owned development site
- Ideal for mixed use
- In close proximity to Auburn City Hall, YMCA, Hilton Garden Inn, TD Bank and the US Post Office
- Projects that create a minimum of \$2 million in assessable value within the district may be eligible for a Credit Enhancement to assist with development costs.
- The Auburn City Council has allocated \$1 million toward downtown redevelopment projects.
- A maximum of \$250,000 per project is available to assist with substantial development.
- Pricing negotiable for the right project.

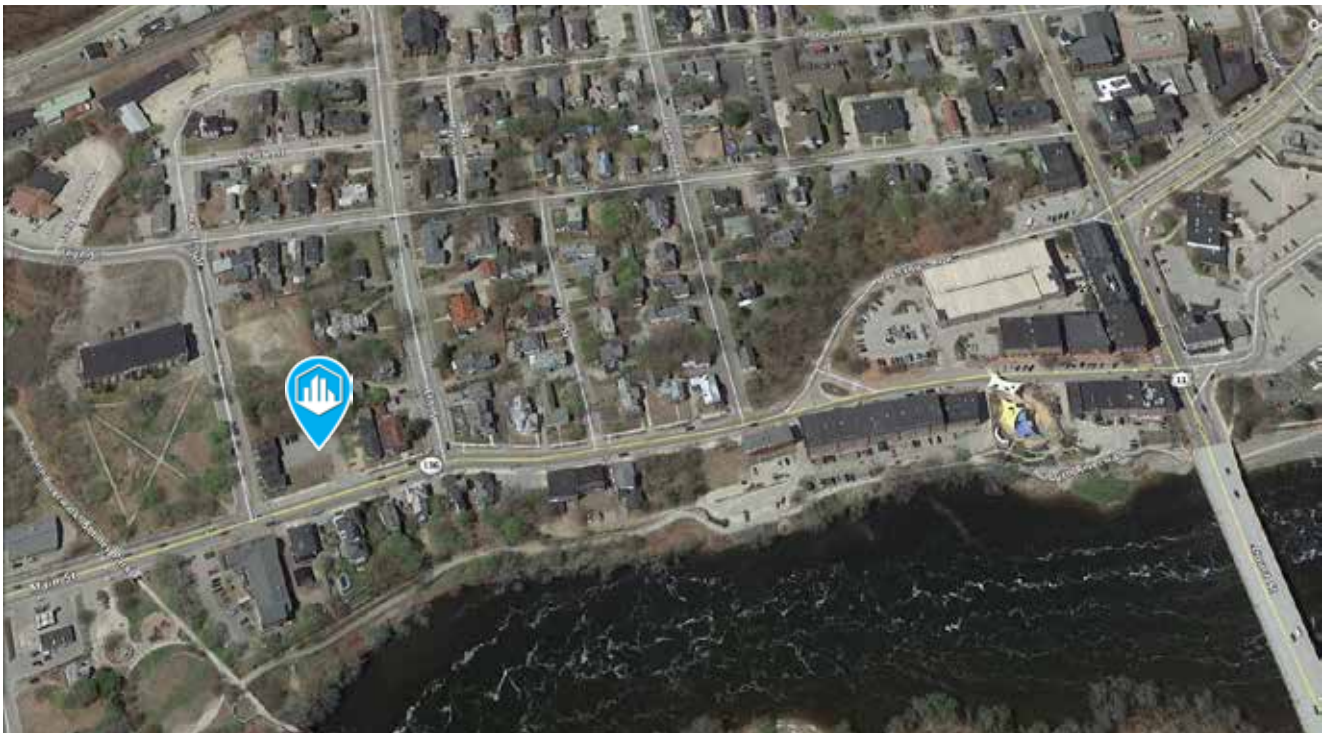
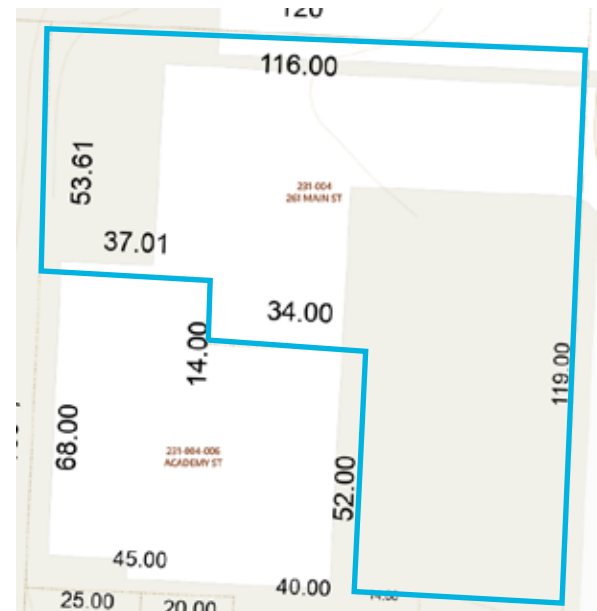
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## PROPERTY DETAILS

|                   |   |
|-------------------|---|
| OWNER OF RECORD   | City of Auburn                            |
| REGISTRY OF DEEDS | Book 8632, Page 345                       |
| LAND AREA         | 0.22± Acres                               |
| ZONING            | T4.2<br>Traditional Downtown Neighborhood |
| ASSESSOR'S REF    | Map 231, Lot 04                           |
| ASSESSED VALUE    | \$55,000                                  |
| REAL ESTATE TAXES | \$1,306.25 (FY 2020/2021)                 |
| SALE PRICE        | TBD                                       |



## CONTACT US



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