



PRICE REDUCED

249 MAIN STREET
LEWISTON, ME 04240

PROPERTY HIGHLIGHTS

- 9,923± SF Medical Office Building
- Building holds an Ambulatory Surgical center license with the State of Maine and is MaineCare & Medicare Accredited
- Located directly across from Central Maine Medical Center
- 20± space parking lot with additional on-street parking
- To be sold vacant
- Price: ~~\$1,350,000~~ \$995,000



FOR SALE
FORMER
AMBULATORY
SURGERY CENTER

FOR SALE | FORMER AMBULATORY SURGERY CENTER

249 MAIN STREET, LEWISTON, ME 04240



PROPERTY DETAILS

OWNER	EYES ON MAINE, LLC
BOOK/PAGE	10525/350
ASSESSOR'S REFERENCE	MAP 207, LOT 42
BUILDING SIZE	9,923± SF NET RENTABLE
LOT SIZE	0.30± ACRES
LOT FRONTAGE	56' ON MAIN STREET AND 200' ON BATES STREET
ZONING	CV - CENTREVILLE DISTRICT, DESIGN DISTRICT OVERLAY, GA - GROWTH AREA OVERLAY DISTRICT, DOWNTOWN DEVELOPMENT DISTRICT
YEAR BUILT	1881
NUMBER OF STORIES	THREE (3) PLUS BASEMENT
CONDOMINIUM	THE BUILDING IS TEN (10) CONDOMINIUM UNITS. ALL 10 UNITS WILL BE SOLD TO ONE BUYER. CONDO DOCUMENTS AVAILABLE FOR INSPECTION.
UTILITIES	MUNICIPAL WATER AND SEWER
POWER	400-AMP SERVICE
HEATING & COOLING	DUAL NATURAL GAS/OIL BOILER, COOLING ON FLOORS 1 & 2
SPRINKLERS	DRY SYSTEM
PARKING	20± SPACES WITH PUBLIC SPACES ON STREET
AREA BUSINESSES	CENTRAL MAINE MEDICAL CENTER, DEMPSEY CENTER, CENTRAL MAINE PODIATRY, MAINE UNITED HEALTH
INTERIOR OFFICE SPECS	MEDICAL OFFICE SPACE, PLUMBING AND MEDICAL FIXTURES THROUGHOUT, ELEVATOR
REAL ESTATE TAXES	\$33,107/YEAR (2024/2025)
SALE PRICE	\$995,000

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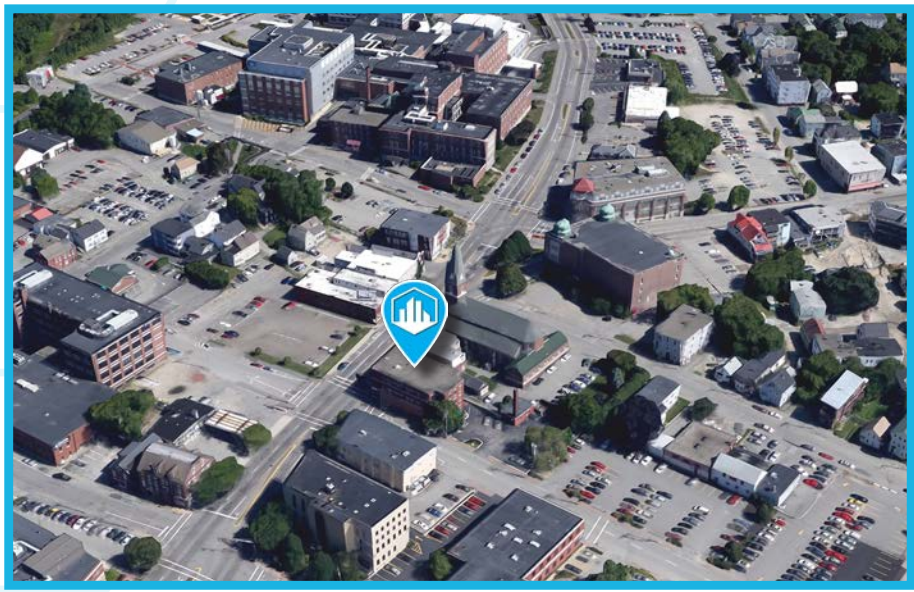


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