

**PREMIER MIXED-USE HUB IN
DOWNTOWN LEWISTON**

**FOR SALE/
FOR LEASE**

**THE
FLETCHER
GROUP**
COMMERCIAL | RESIDENTIAL | MANAGEMENT
AT KELLERWILLIAMS REALTY

PROPERTY DETAILS

OWNER:	TK 177 LLC
LOT SIZE	0.01 Acres
BUILDING SIZE	14,310 SqFt
BOOK/PAGE	11117/202/ALL
HEAT TYPE	Radiator, Steam
ANNUAL TAXES	\$9642.5 (2025)

PROPERTY HIGHLIGHTS

- **Prime Central Location:** Located in the heart of downtown Lewiston with highly visible frontage that draws consistent vehicle and pedestrian traffic.
- **Historic Architectural Appeal:** A two-story building featuring amazing 1929 architectural design, offering 14,310 SqFt of versatile space.
- **Stabilized Investment:** The property is a stabilized asset with several established leases already in place, providing reliable income and value.
- **Modern Professional Amenities:** Units feature modern open layouts, abundant natural light, and shared kitchenette/bathroom facilities.



POPULATION

51,392



HOUSEHOLDS

47,200



DAILY FOOT TRAFFIC

15,000+/-



TOTAL BUSINESSES

1,500+/-



177-183 MAIN STREET,
LEWISTON, ME 04240

Priced to sell at

\$645,000

CONTACT US NOW

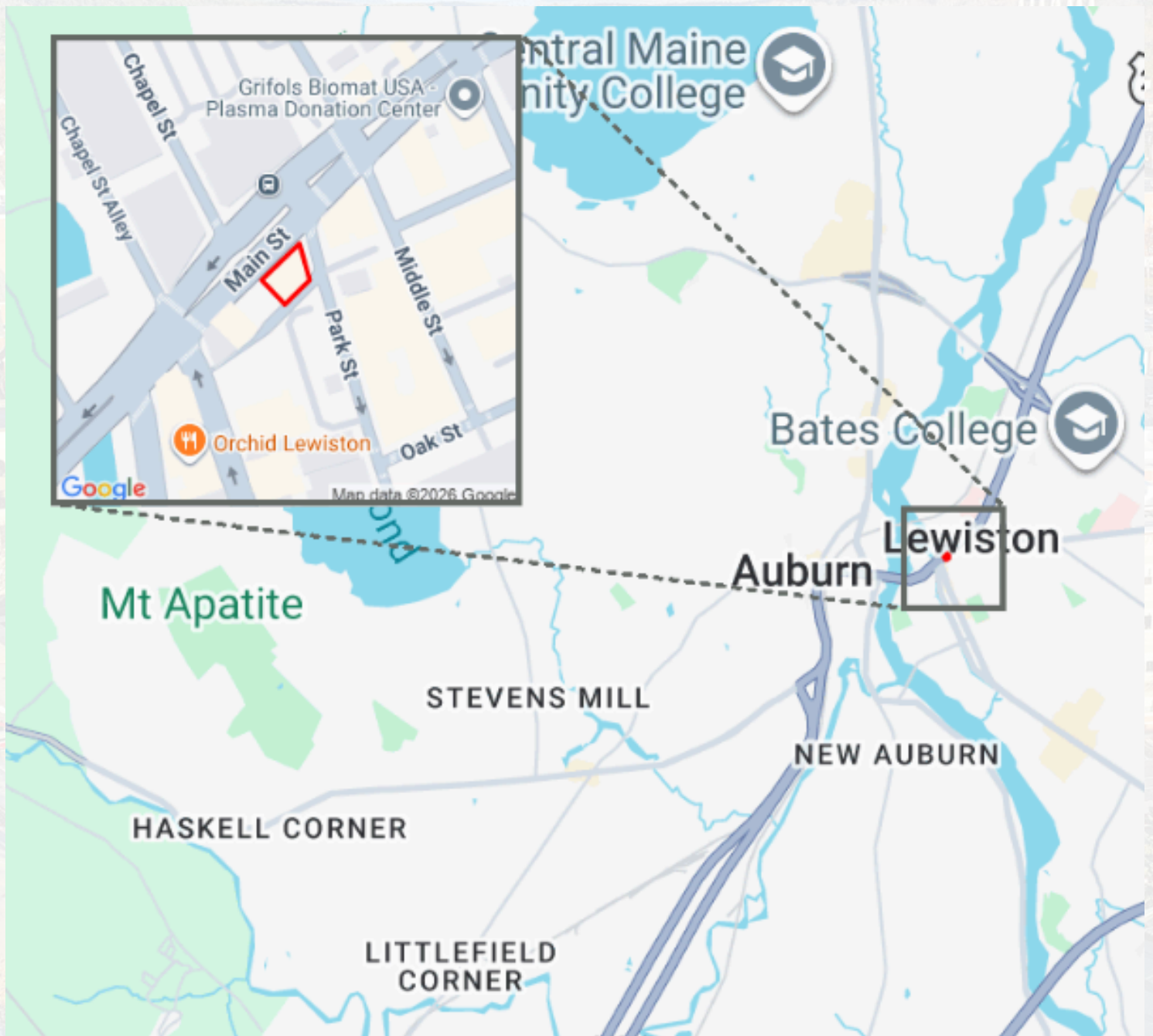
207-805-3233

WEBSITE VISIT

www.thefletchergrp.com

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Unit 1	576 SF	\$800
Unit 5	1,000 SF	\$1,100
Unit 7	318 SF	\$450
First Floor Unit 2	1,000 SF	\$1,100

MODERN OPEN LAYOUTS
ABUNDANT NATURAL LIGHT
SHARED KITCHENETTE & BATHROOMS
INTEGRATED STORAGE

HEAT INCLUDED

STARTUP ZONE



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LEASE OPTIONS

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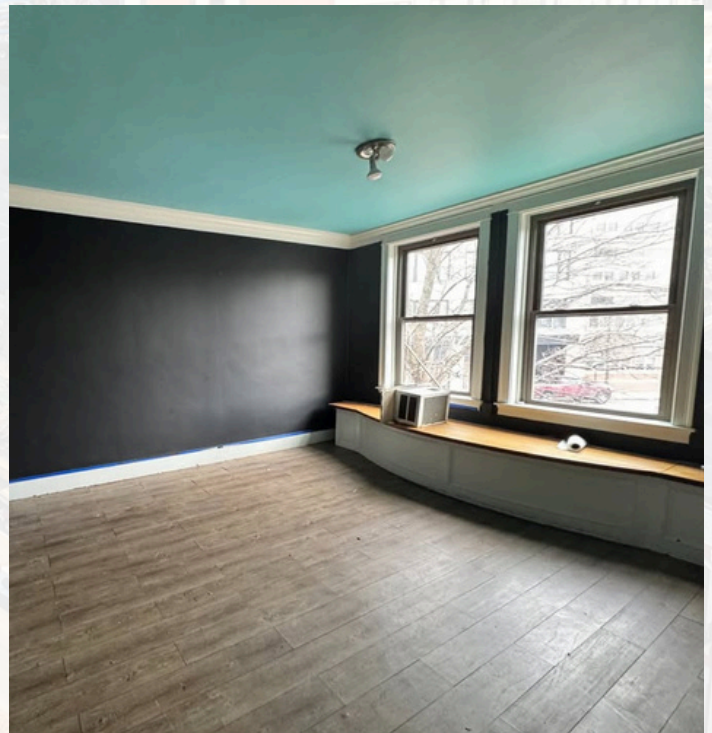
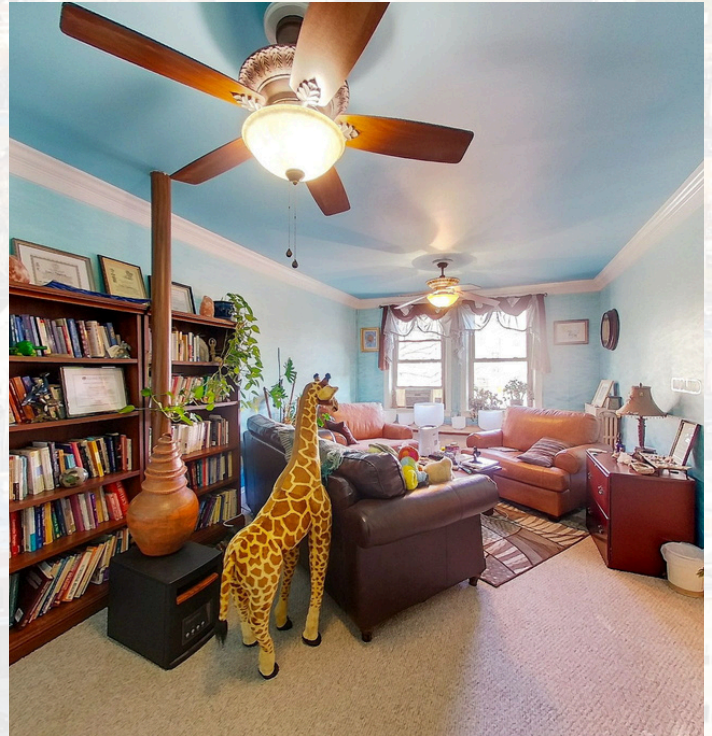
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Unit 1 -576 SqFt. \$800/Month



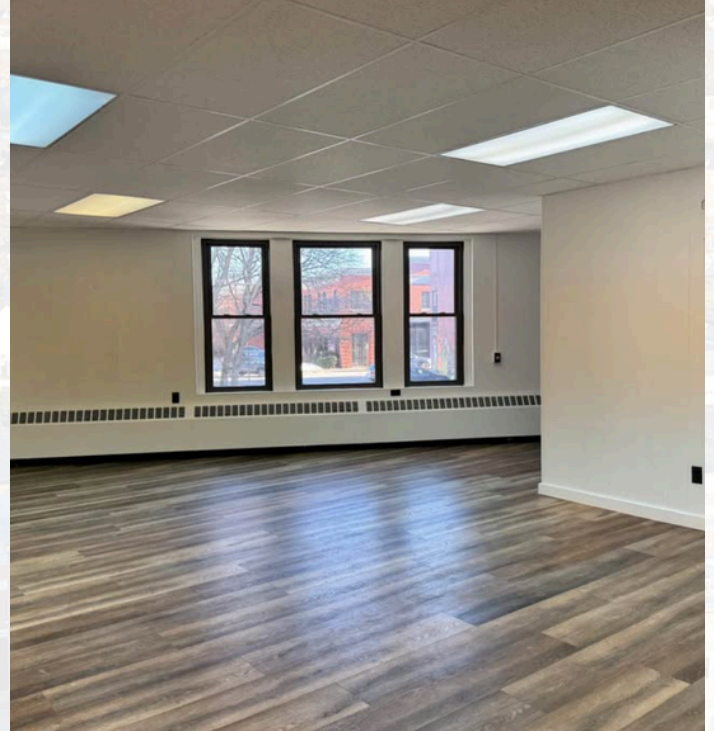
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Unit 5 - 1000 SqFt. \$1,100/Month



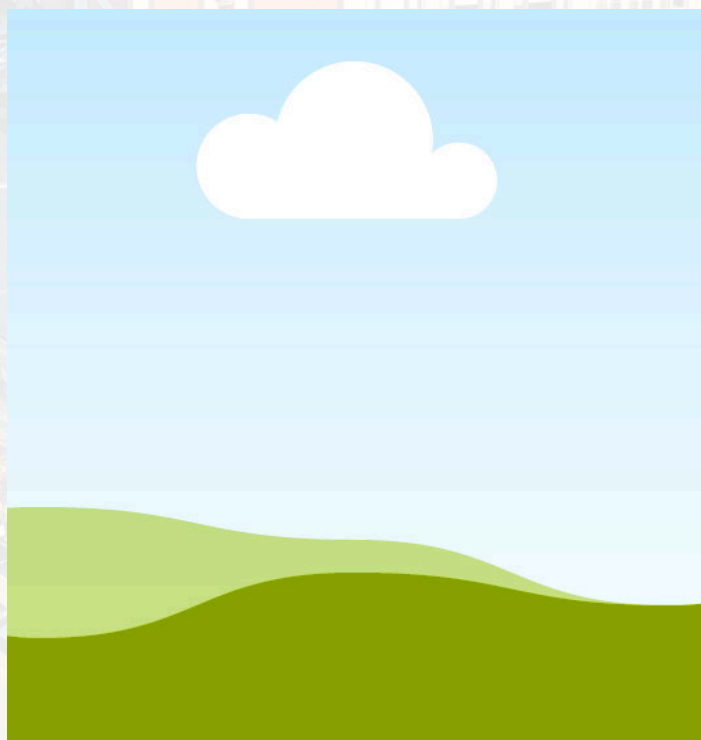
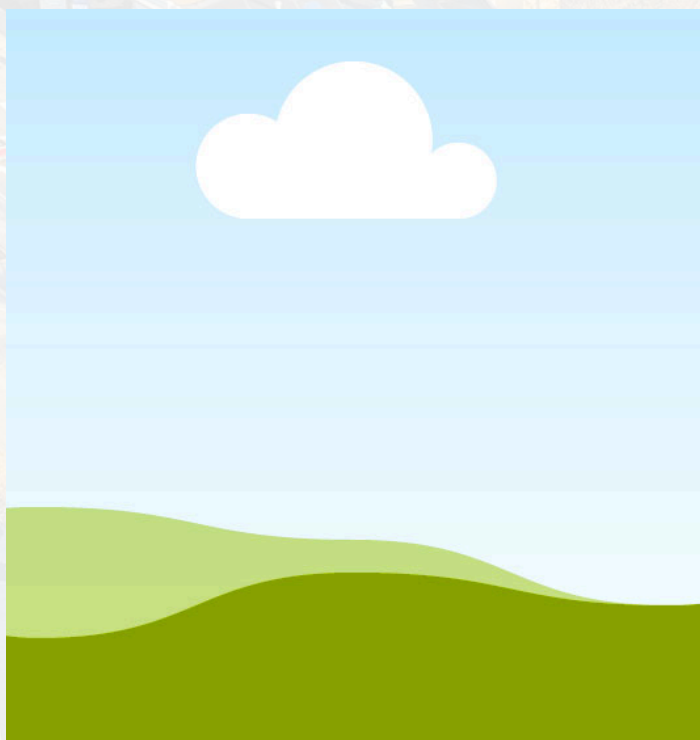
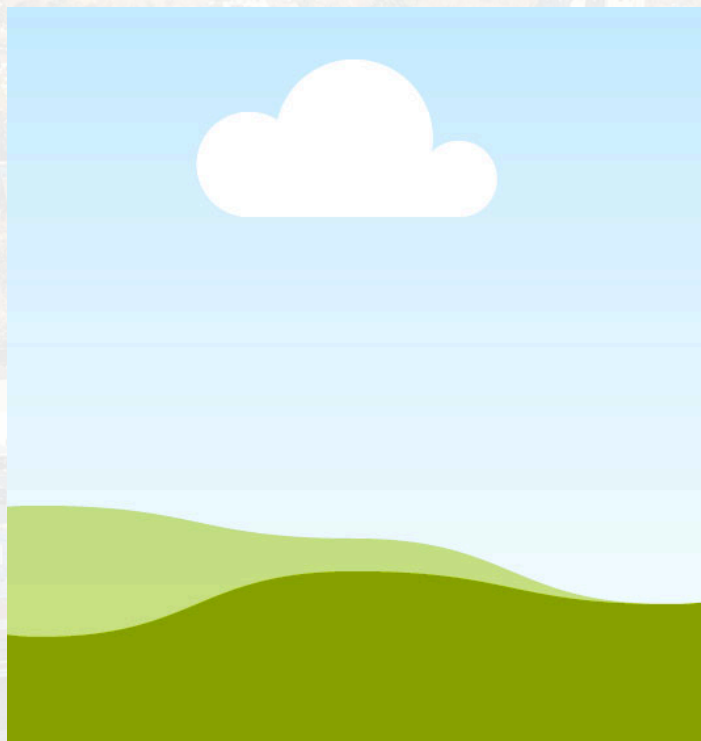
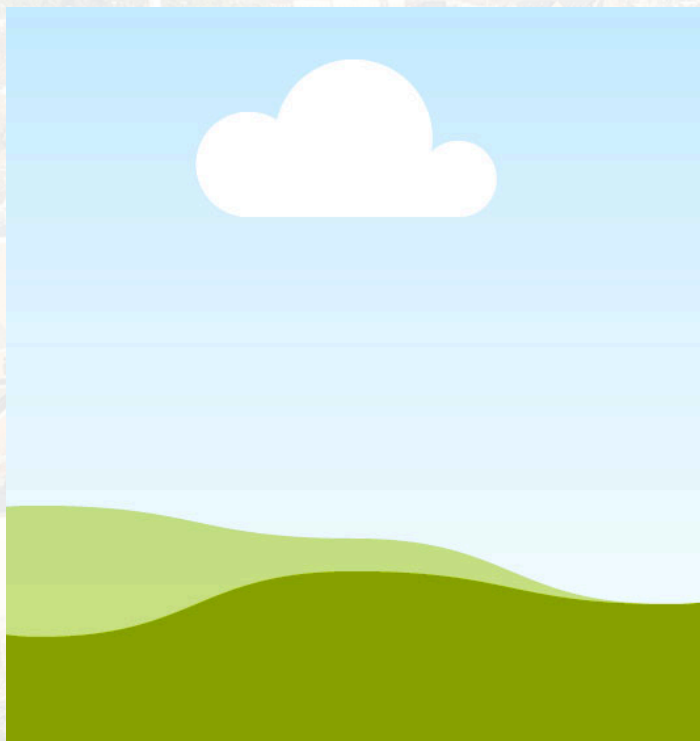
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Unit 7- 318 Sqft. \$450/Month



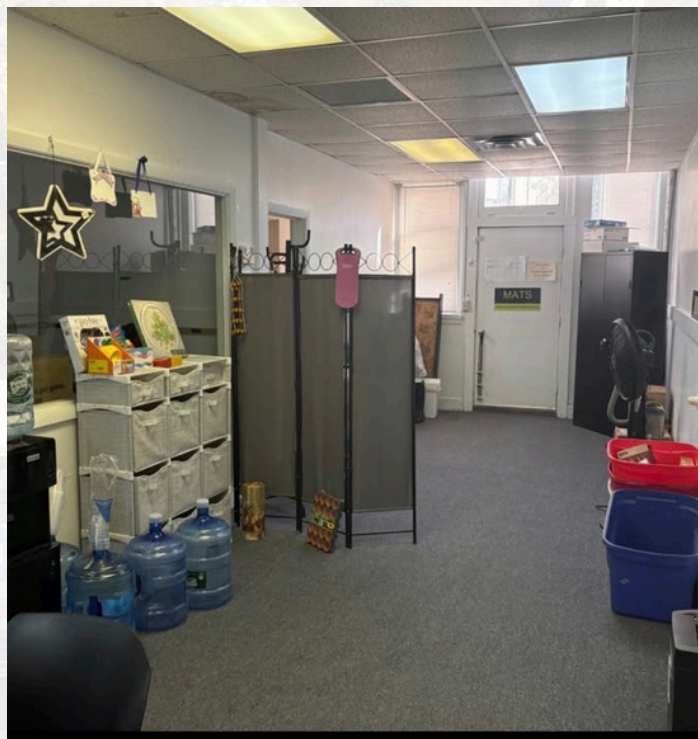
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First Floor Unit 2- 1,000 Sqft. \$1,100/Month



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KEVIN FLETCHER, CCIM

Broker

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 in both Maine and New Hampshire
- *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
- *Board of Directors-Auburn Business Development Corporation

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