CLASS B COMMERCIAL OFFICE BUILDING FEATURING SECURE CASH FLOW IN AUGUSTA'S PREMIER RETAIL CORRIDOR

FOR SALE/ LEASE



PROPERTY DETAILS

LOT SIZE:	**1.84 ± Acres**
BUILDING SIZE:	**28,000 ± Sq.Ft.**
BOOK/PAGE:	**14528/287-294**
HEAT TYPE:	**Natural Gas**
WATER/SEWER	**Public**
ANNUAL TAXES:	**$33,291.44** ('25)
FOR LEASE:	**$9.50 NNN**
TOTAL AVAILABLE:	**14,000 Sq.Ft.**
MIN DIVISIBLE:	**7,000 Sq.Ft.**
NET COSTS	**$2.71/Sq.Ft.** ('25)

PROPERTY HIGHLIGHTS

- ***STABLE SINGLE-TENANT OCCUPANCY:*** 50% leased to TRC Environmental Corporation (NYSE: TRC), offering a highly secure and dependable tenancy until 2029.
- ***STRATEGIC HIGH-TRAFFIC LOCATION:*** Unbeatable visibility with 187 feet of frontage directly on US Route 202 (Western Avenue), a booming commercial corridor commanding over 20,000+ vehicles daily.
- ***STRONG REVENUE PROFILE:*** Exceptional financial performance with a documented total commercial rent income of $373,450 for the 2025 calendar year. (I&E available upon request)
- ***EXPANSION-READY FLEXIBLE LAYOUT***

249 Western Avenue,
Augusta, ME 04330

Priced to sell at
$2,880,000

CONTACT US NOW
207-805-3233

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COMMERCIAL | RESIDENTIAL | MANAGEMENT
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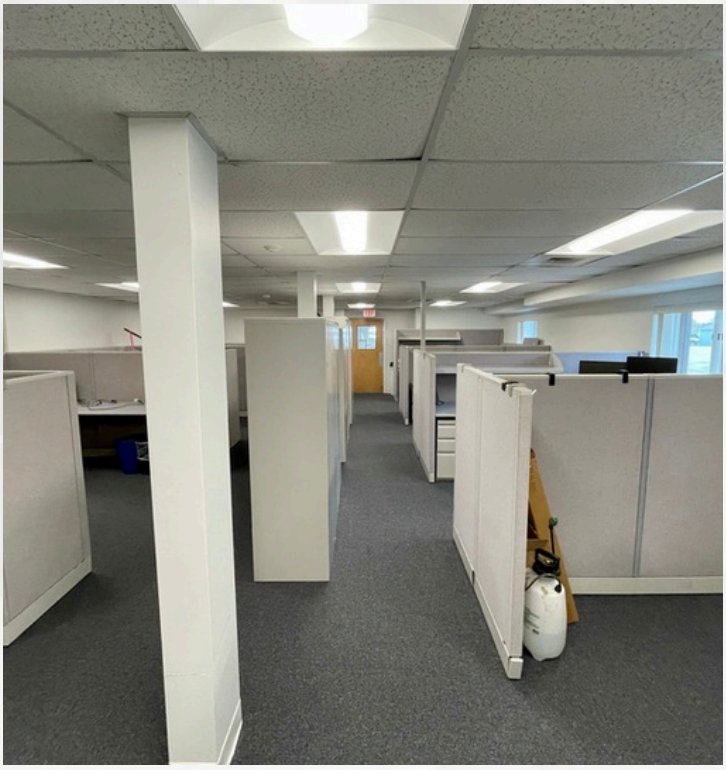
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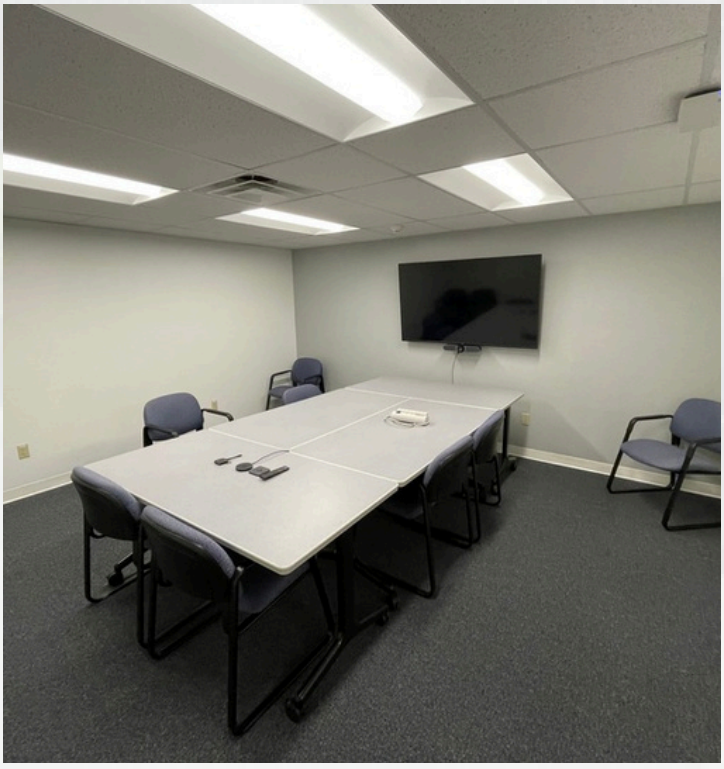
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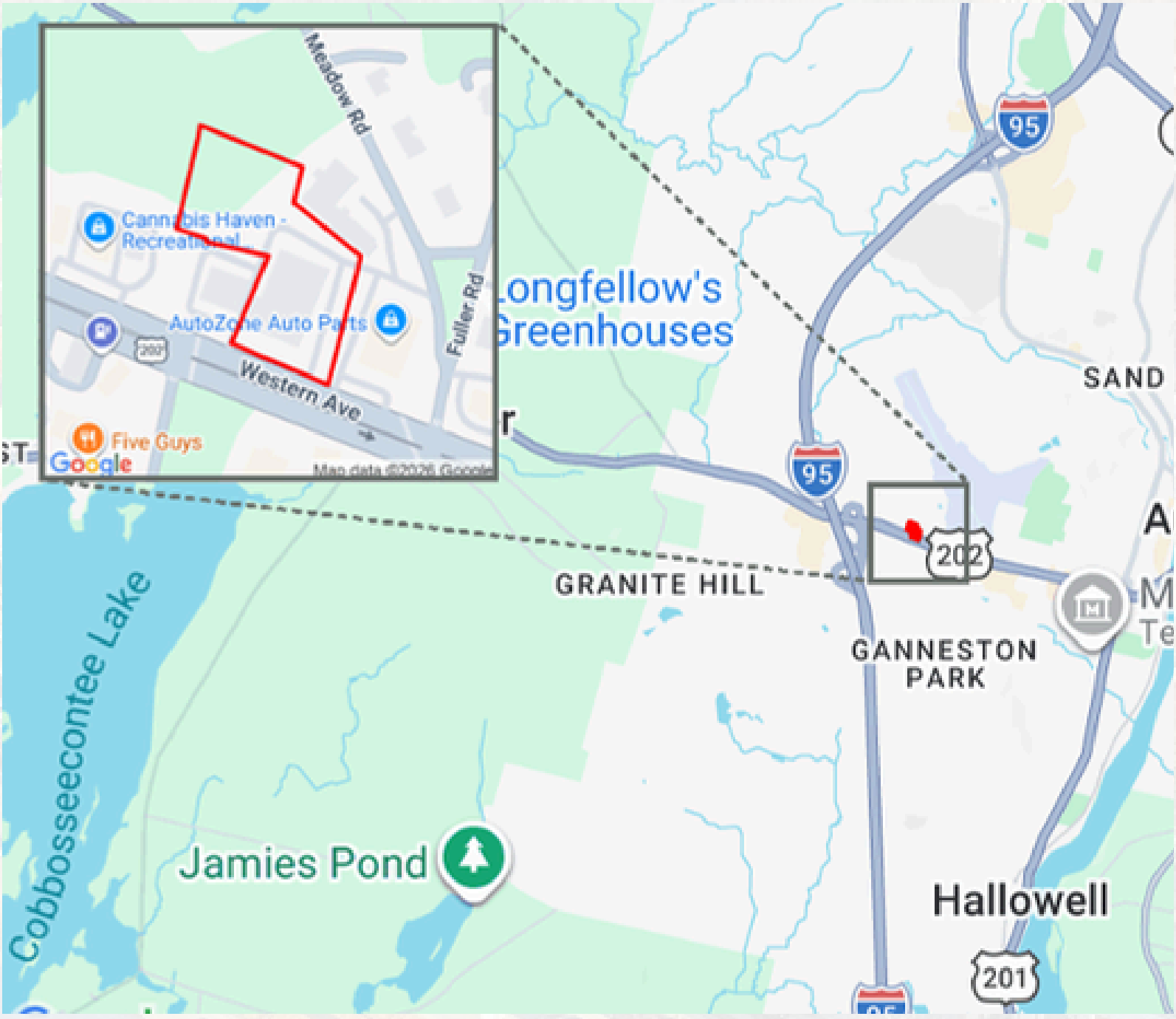


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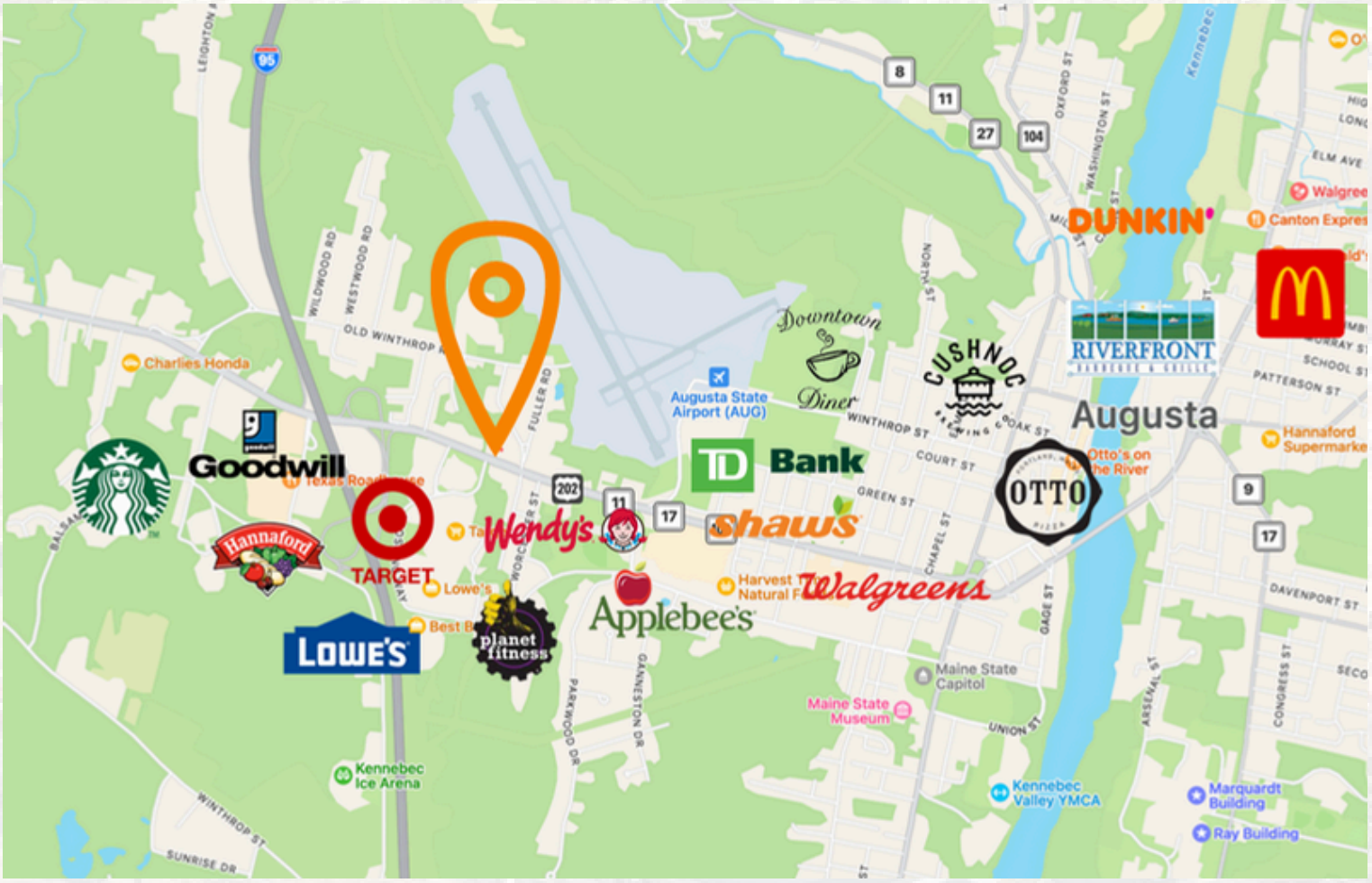
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Office: *207.805.3233* | **Cell:** 781.267.3614

Jim Henry is a real estate investor, entrepreneur, and business executive who brings more than 20 years of experience in real estate investment, development, operations, and business growth to The Fletcher Group.

Long before entering brokerage, Jim approached real estate from the owner's side of the table. He has acquired, developed, financed, leased, repositioned, and managed commercial, multifamily, retail, industrial, and mixed-use properties throughout Maine and New Hampshire. His experience also includes navigating municipal approval processes and working with planning boards, city councils, and other local stakeholders to advance development and redevelopment projects.

Throughout his career, Jim has negotiated complex leases, worked with national and regional tenants, managed multimillion-dollar real estate portfolios, raised capital, structured financing, and led redevelopment and repositioning strategies designed to increase asset value.

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