

FOR SALE



PRICE REDUCED

**DOWNTOWN BIDDEFORD
REDEVELOPMENT OPPORTUNITY**

25 ALFRED ROAD, BIDDEFORD, ME 04005



**THE BOULOS
COMPANY**

PROPERTY HIGHLIGHTS

Be a part of Biddeford's historic downtown revitalization! With its rich architectural heritage, growing population, and increasing demand for housing, Biddeford is transforming into a vibrant hub for business, dining, and urban living. Tax incentives, strong community support, and a prime location near Portland, Portsmouth, and Boston make this an ideal market to invest in.

- Historic Laconia Lodge primed for mixed-use redevelopment
- Existing architectural drawings for eleven (11) residential condominium units and two (2) ground floor commercial units
- Possible tax credits including Federal Historic Preservation Tax Credit at 20% and Maine State Historic Rehabilitation Tax Credit at 25%
- Approved as part of the Biddeford Main Street Historic District
- Sale Price: ~~\$950,000~~ **\$895,000**

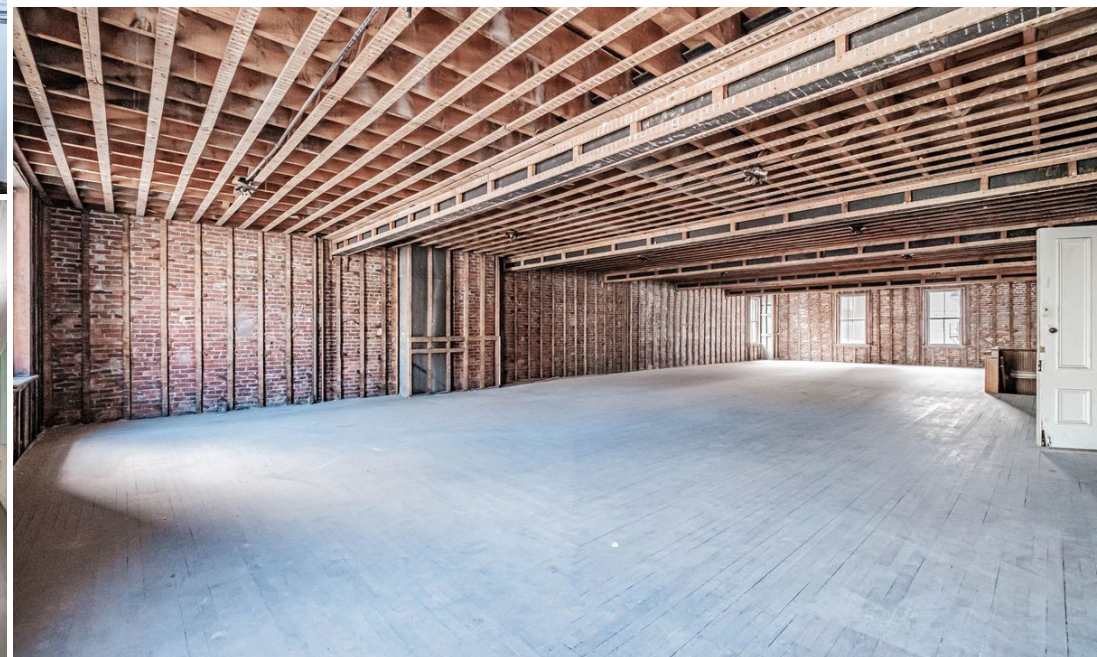
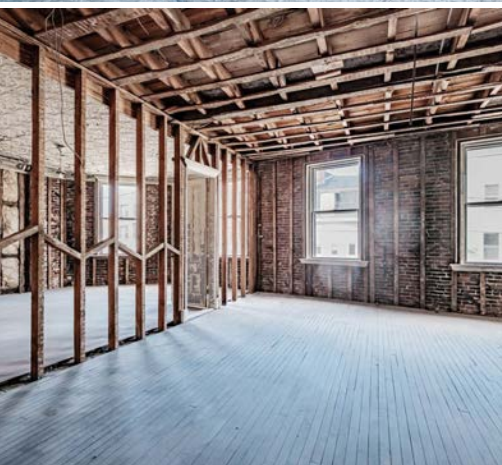


PROPERTY DETAILS

OWNER	Biddeford Development Group, LLC
BOOK & PAGE	18537/141
ASSESSOR'S REFERENCE	Map 38, Lot 402
BUILDING SIZE	17,385± SF
NO. OF STORIES	Three (3)
LOT SIZE	0.13± Acres
ZONING	MSRD 1 - Main Street Revitalization District
YEAR BUILT	1880
UTILITIES	Public water/sewer
PARKING	Space available in adjacent surface lot
WALKABILITY	92 - Walker's Paradise
AREA AMENITIES	The River Walk, Hills Beach, Ferry Beach, Biddeford City Theater, Biddeford Mills Museum, Biddeford Ice Arena
AREA BUSINESSES	Pizza by Alex, Catface Cafe, Palace Diner, Lighthouse Credit Union, Pepperell Center, Blaze Brewing Company, The Lincoln Hotel
REAL ESTATE TAXES	\$11,346.18/year (estimated)
SALE PRICE	~~\$950,000~~ \$895,000

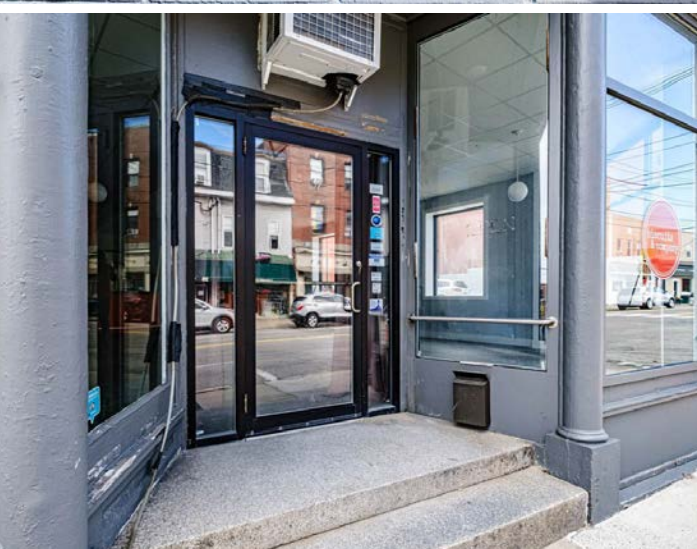
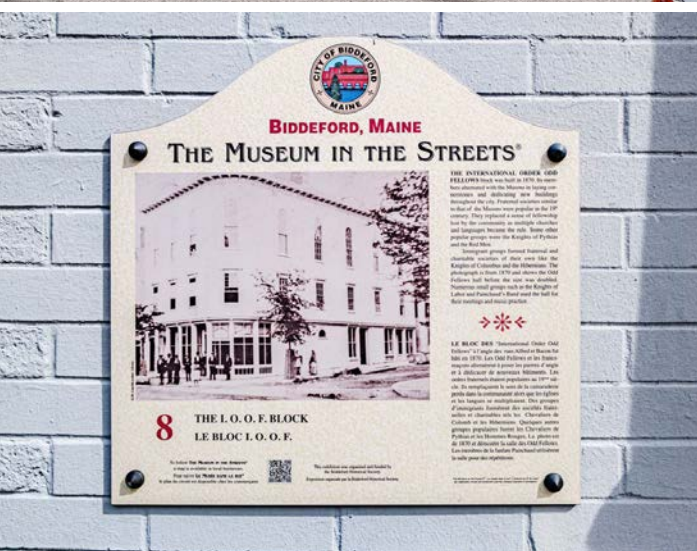


PROPERTY PHOTOS



AERIAL VIEW





BE A PART OF BIDDEFORD'S HISTORIC DOWNTOWN REVITALIZATION

HEAR WHAT OTHERS HAVE TO SAY ABOUT BIDDEFORD'S INCREDIBLY LIVABLE DOWNTOWN

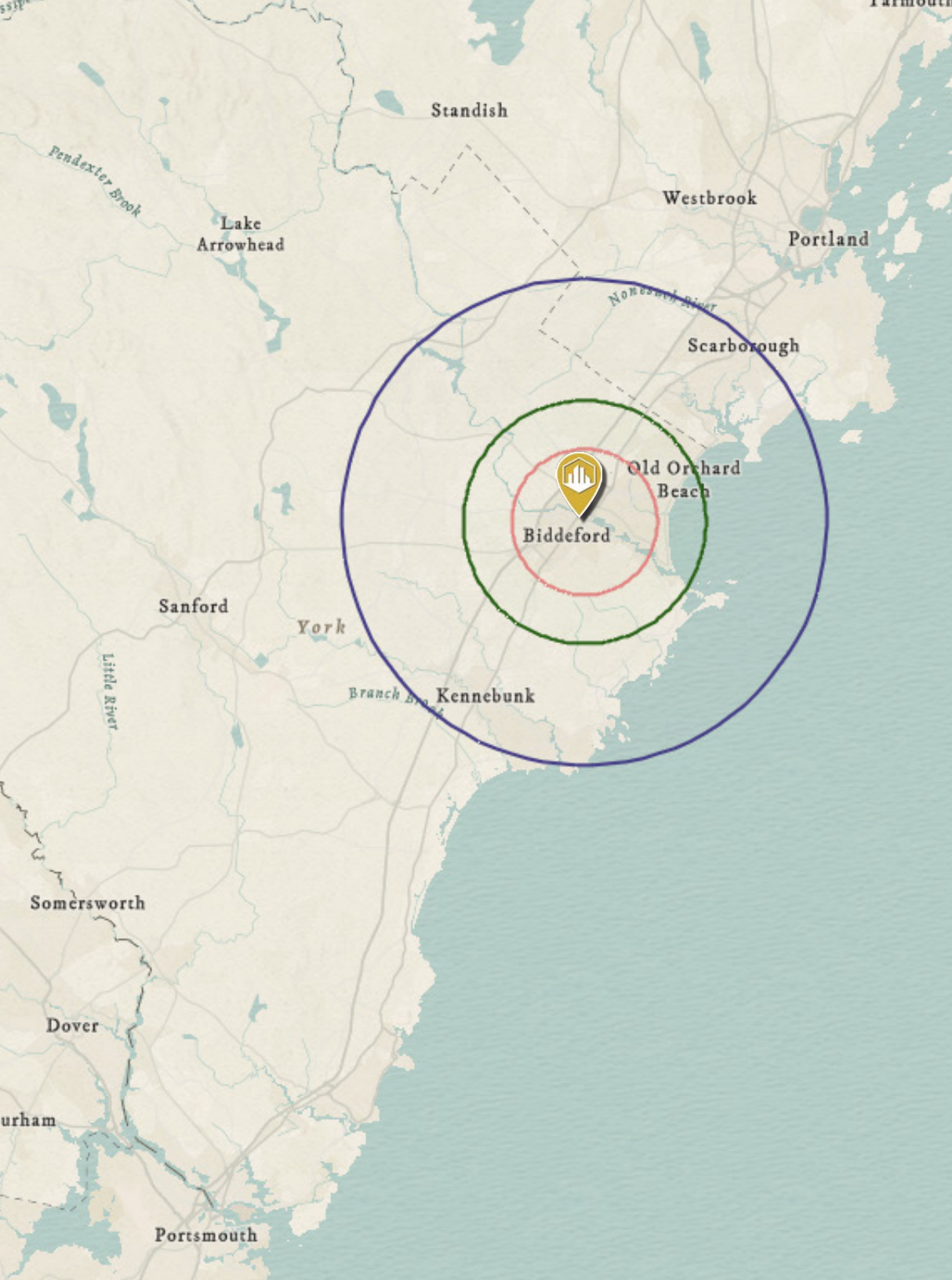
- “Biddeford’s renaissance is a national success story, and I couldn’t be prouder of all that Heart of Biddeford and its community partners have accomplished. I congratulate Heart of Biddeford and encourage Maine people to visit Biddeford and see why the City’s acclaimed restaurants and redevelopment of vacant mills are earning national recognition.” - [Governor Janet Mills](#)
- “Biddeford, once an important mill town, has re-invented itself and is now once again a very vibrant downtown. Maine’s youngest city, the median age of all residents in Biddeford’s historic downtown is just 29!” - [Heart of Biddeford](#)
- “Biddeford is a shining example of how community organizations and public-private partnerships can spur investments that can help to reinvigorate our communities.” - [Heather Johnson, Commissioner of the Department of Economic and Community Development](#)
- “The city has aggressively and creatively partnered with the private sector to stimulate a renaissance of community pride and a reinvigorated, local-centric economy. Incredibly, the best is yet to come!” - [Former Biddeford Mayor Alan Casavant](#)
- “Revitalization work led by Heart of Biddeford began in 2004 with a focus on beautifying the area, creating opportunities to bring people downtown through events, and promoting economic vitality through preservation-focused redevelopment.” - [Main Street America](#)

Notable 2022 figures provided by Main Street America:

Public and Private Reinvestment: \$216 million

Net New Businesses: 167

Buildings/Structures Rehabilitated: 99



DEMOGRAPHICS



POPULATION



HOUSEHOLDS



MEDIAN INCOME



TOTAL BUSINESSES

	POPULATION	HOUSEHOLDS	MEDIAN INCOME	TOTAL BUSINESSES
3 MILE RADIUS	36,274	16,549	\$71,996	1,584
5 MILE RADIUS	52,182	23,390	\$77,068	2,224
10 MILE RADIUS	102,802	44,803	\$86,689	4,522

DRIVE TIMES

- 03 MINS TO SACO DOWNEASTER
- 13 MINS TO BIDDEFORD POOL
- 21 MINS TO PORTLAND INTERNATIONAL JETPORT
- 27 MINS TO DOWNTOWN PORTLAND
- 42 MINS TO PORTSMOUTH
- 1 HR 42 MINS TO BOSTON

BIDDEFORD
DEMOGRAPHICS



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