

FOR SALE • DEVELOPABLE LOT

520 Lisbon Street • Lewiston, ME



Mike Anderson
O 207.358.7028
C 207.318.5969
Mike@malonecb.com

0.69± SF ACRE LOT

- Level site suitable for a variety of infill development opportunities
- Excellent visibility with frontage on one of Lewiston's primary commercial corridors
- Convenient access to downtown Lewiston, Auburn and the regional highway network
- Located adjacent to VIP Tires & Service and The Public Theatre

SALE PRICE: \$325,000

PROPERTY SUMMARY

520 Lisbon Street • Lewiston, ME



Site Info

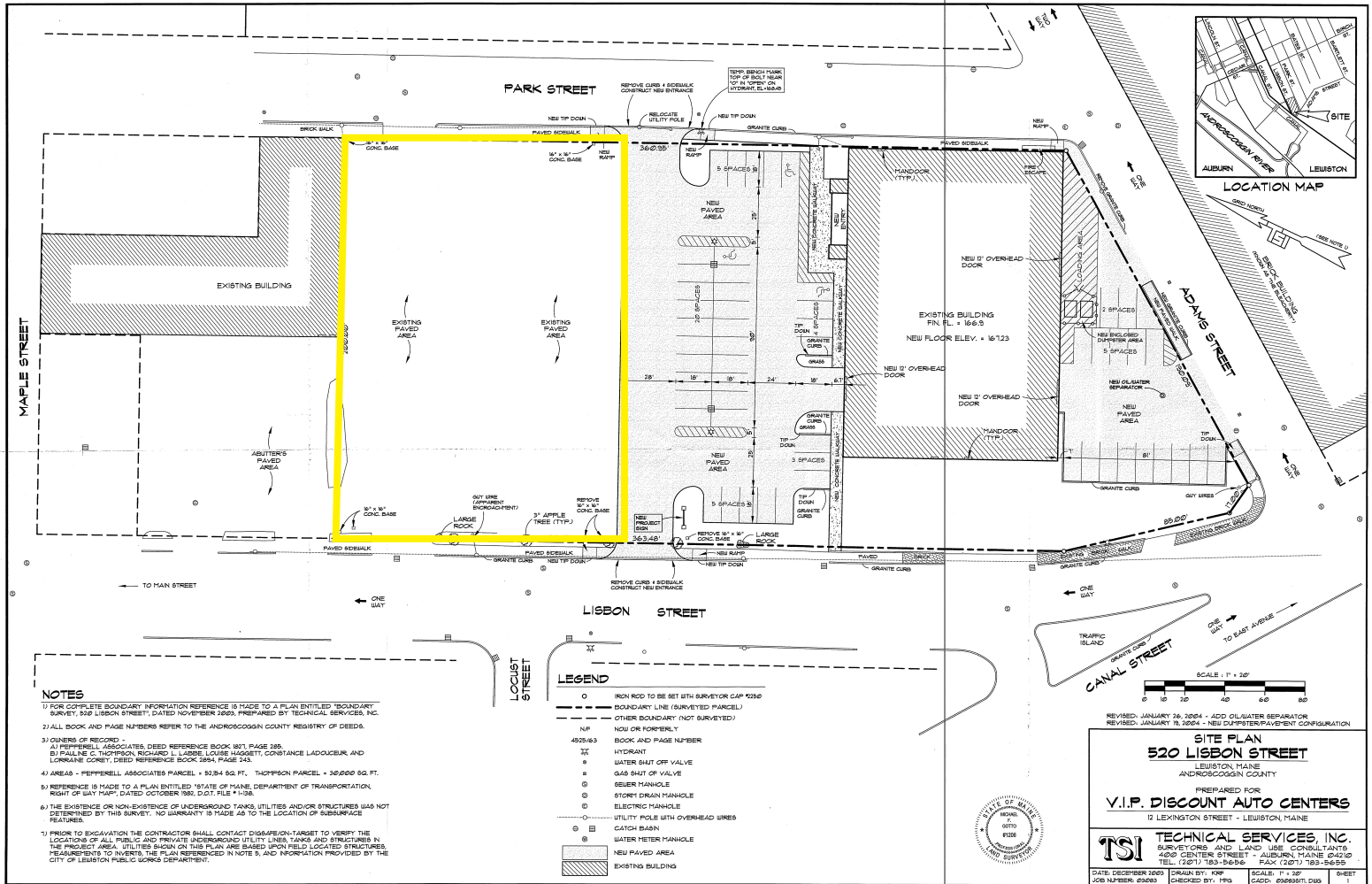
OWNER:	Lisbon 196, LLC
DEED:	Book 5709, Page 188 (new deed to be created)
ASSESSOR:	Map 197, Lot 47 (a portion)
LOT SIZE:	0.69± AC
TRAFFIC COUNT:	12,640± cars/day (2023 ADT)
ZONING:	CV – Centreville District

Zoning Permitted & Conditional Uses

- Accessory use or structure
- Art and crafts studios
- Business and professional offices including research, experimental, testing laboratories, engineering, research, management and related services
- Child care centers
- Child care, family provider
- Child care, small facilities
- Drinking places
- Fitness and recreational sports centers
- Hotels, motels, inns
- Nursery School
- Personal Services
- Places of assembly, amusement, recreation, entertainment, or culture
- Restaurants
- Retail stores
- Industrial uses
- Light industrial uses
- Commercial parking facilities
- Transit and ground transportation facilities
- Municipal buildings and facilities
- Pumping stations, standpipes or other water supply uses involving facilities located on or above the ground surface and towers for municipal use
- Utility structures
- Academic institutions
- Civic and social organizations
- Congregate care/assisted living facilities, institutions for the handicapped, nursing or convalescent homes, group care facilities
- Hospitals, medical clinics
- Museums, libraries, and non-profit art galleries and theaters
- Public community meeting and civic function buildings including auditoriums
- Religious facilities
- Accessory dwelling units
- Bed and breakfast establishments as a home occupation
- Home occupations
- Mixed use structures
- Mobile homes on individual residential lots
- Multifamily dwellings
- Single-family and Two-family dwellings
- Community gardens

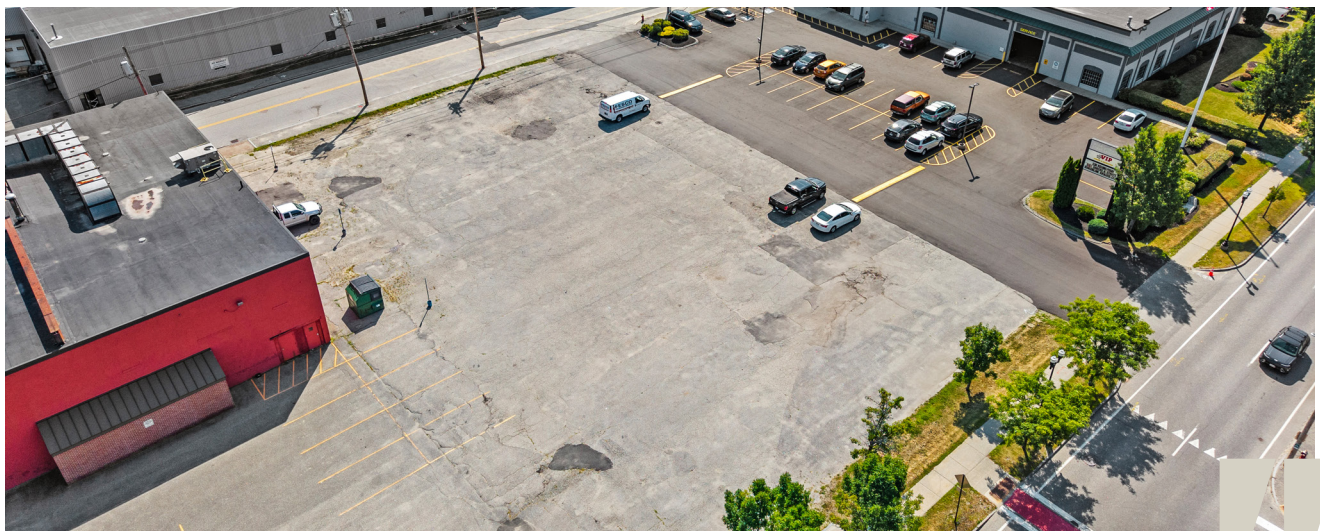
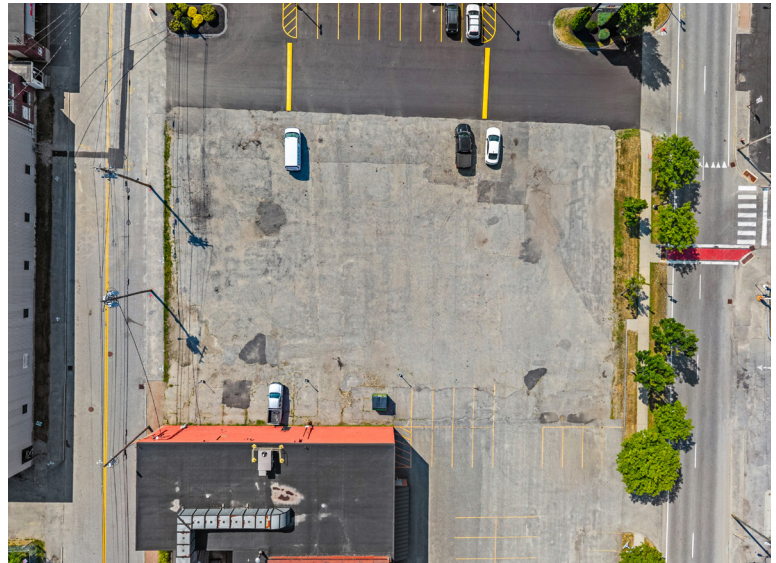
SITE PLAN

520 Lisbon Street • Lewiston, ME



PHOTOS

520 Lisbon Street • Lewiston, ME



AERIAL

520 Lisbon Street • Lewiston, ME



This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.