

# FOR SALE

Mixed-Use/Light Industrial

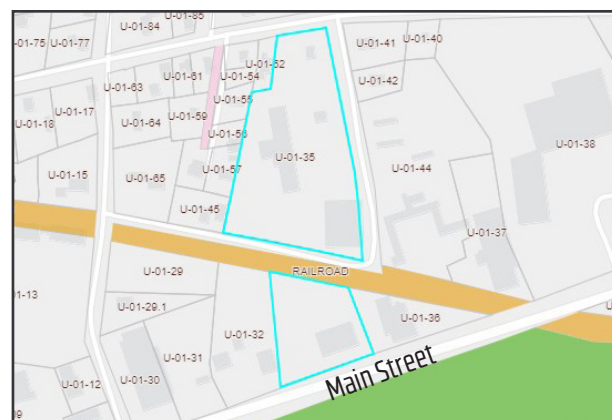
27,659± SF | 4.77± acres | \$2,600,000



## 209 Main Street, South Paris, ME

### Property Highlights

- 18,000± daily traffic count
- Flexible buildings
- Nearly 5 acres, paved and finished
- Convenient and highly visible location



### Property Description

We are pleased to offer for sale this one of a kind mixed-use opportunity at 209 Main Street in South Paris. This 4.77± acre parcel features four buildings (totaling 27,659± SF) with incredible visibility and 18,000± daily traffic counts. Formerly an auto sales and repair center, this property can be used as-is or redeveloped into other retail/light industrial uses.

#### Broker Contact

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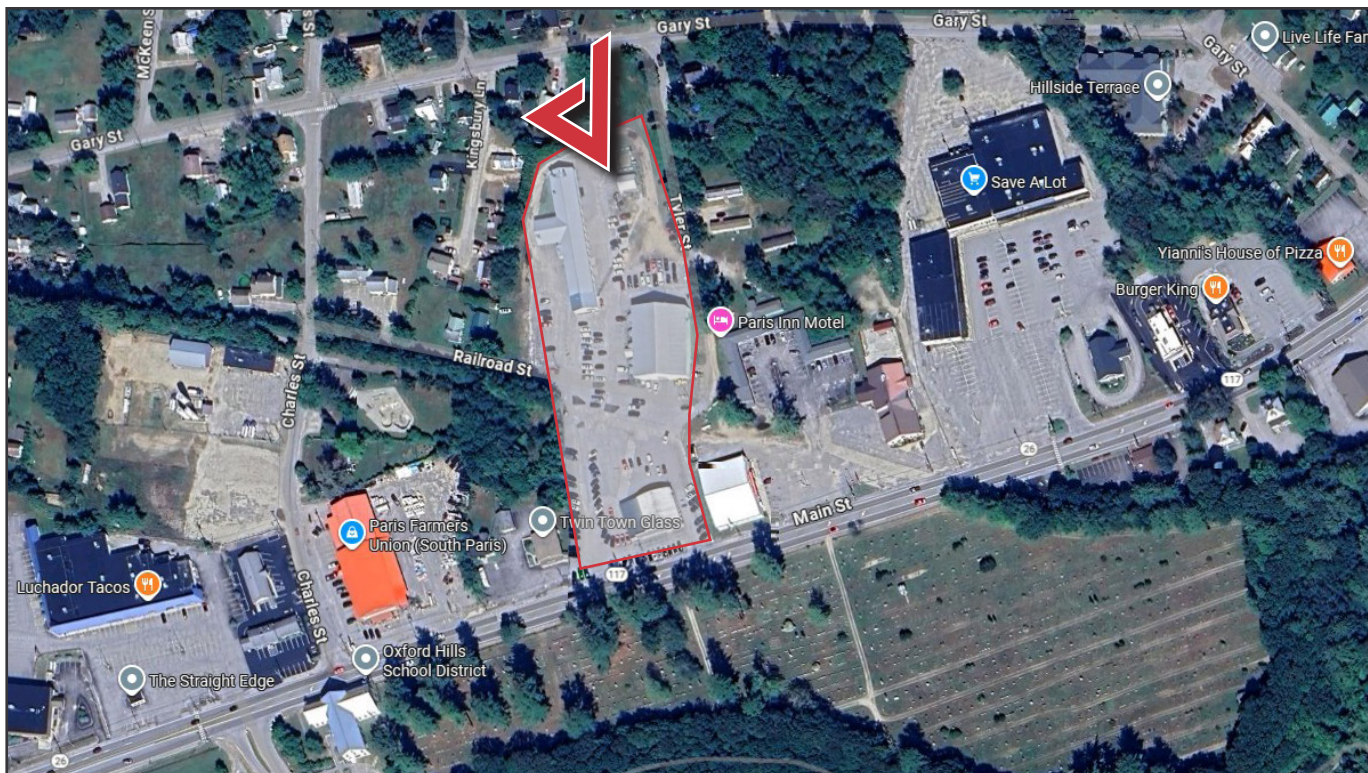




## Property Overview

Owner	Five-County Credit Union
Lot Size	4.77± acres
Available Space	27,659± SF (4 Buildings)
Assessor's Reference	Map U1, Lot 35
Zoning	Commercial

**FOR SALE : \$2,600,000**



## Building 1 - Former Auto Sales

Available Space	5,400± SF (60' x 90')
Year Built	1942, remodeled 1987
Building Construction	Structural Steel
Roof	Metal and rubber
Flooring	Slab on grade
Utilities	Public water and sewer
Overhead Doors	Six (6)
Ceiling Height	10' - 16'±
Restrooms	Four (4)



## Building 2 - Former Auto Service

Available Space	10,353± SF (119' x 87') <u>2,000± SF mezzanine</u> 12,353± SF Total
Year Built	1980
Building Construction	Structural Steel
Roof	Sloped Metal
Flooring	Slab on grade
Utilities	Public water and sewer
Overhead Doors	Two (2) 14' doors
Ceiling Height	16'±
Restrooms	Two (2)

## Building 3 - Former Collision Center

Available Space	9,156± SF
Year Built	1942, remodeled 1987
Building Construction	Structural Steel
Roof	Sloped Metal
Flooring	Slab on grade
Utilities	Public water and sewer
Overhead Doors	Seventeen (17) OHD
Ceiling Height	10 - 12'±
Restrooms	Two (2)



## Building 4 - Storage Shed

Available Space	750± SF (25' x 30')
Year Built	Unknown
Building Construction	Metal siding
Roof	Sloped Metal
Flooring	Slab on grade
Utilities	None
Restrooms	None

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.