

# FOR SALE

## Commercial Building

6,195± SF | .80± acres | \$1,074,500



## 262 Main Street, South Portland, ME

### Property Highlights

- *Redevelopment opportunity*
- *Direct access to I-295*
- *Great visibility and parking*



### Property Description

Formerly used as a restaurant and a showroom/retail space for One Stop Party Shop, this property can be repurposed for many uses. The property abuts several other contiguous properties that are also for sale if more land is needed. Great location near Cash Corner.

### Broker Contact

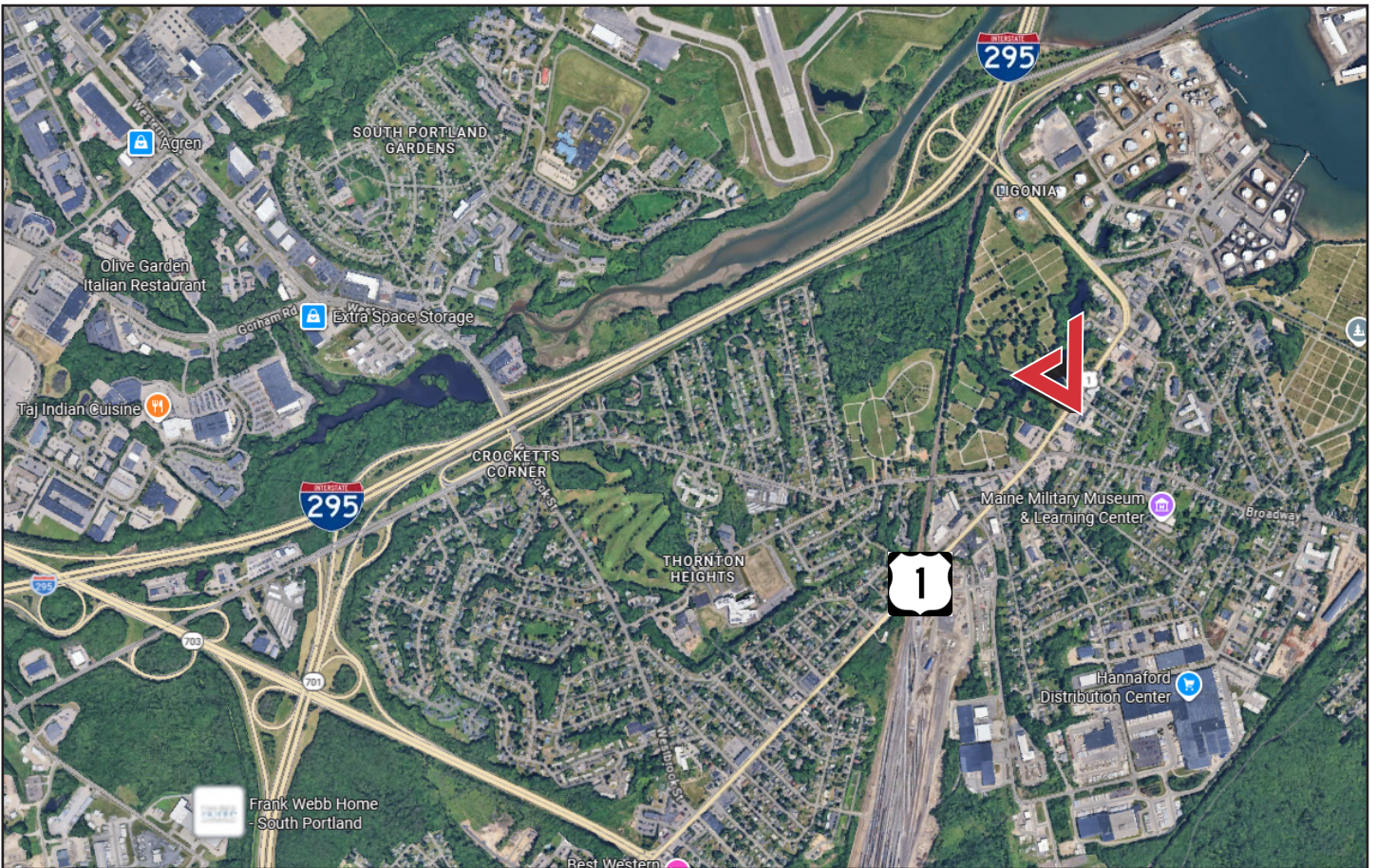
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## Property Overview

Owner	BLK Limited Liability Company
Building Size	6,195± SF
Lot Size	0.80± acres
Space Breakdown	Showroom/Storage : 5,695± SF Office : 500± SF
Assessor's Reference	Map 41, Lot 13
Deed Reference	Book 38862, Page 151
Zoning	Commercial (C)
Building Age	1972
Roof	Rubber membrane
Siding	Combination of brick, concrete block, and metal
Flooring	Concrete slab
Utilities	Municipal water and sewer, natural gas
Ceiling Height	10' - 12'±
Loading Docks	None
Drive-in OHDs	One (1) 10' x 10'
Electrical	225 Amp, 240 volt, 3-phase
Lighting	Fluorescent and LED fixtures
Sprinkler System	None
Miscellaneous	The property is leased through December 31, 2027 for \$74,000/year NNN or \$6,166.67/month NNN

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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.