

For Sale or Lease Vacant Land

213± acres

Gulf Island Pond

Androscoggin
River

Development Opportunity

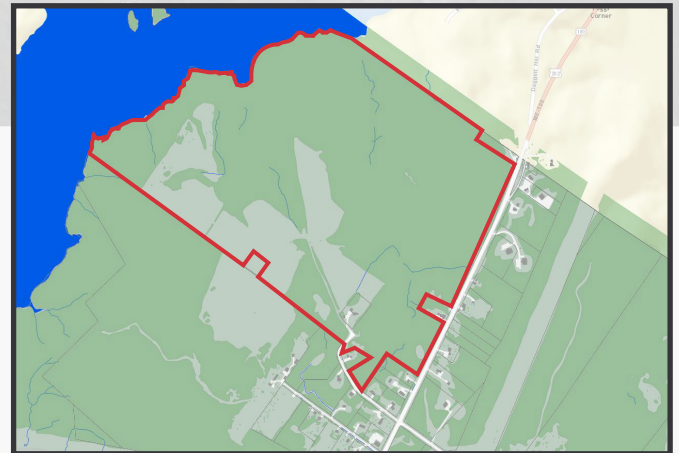
265 E. Merrill Road,
Lewiston, Maine

Property Highlights

- Great access to downtown Lewiston/Auburn
- 15± acres/ 2,000'± frontage on Route 202
- Multiple zones allows a variety of uses

Property Description

We are pleased to offer for sale or lease 213± acres on Route 202/Merrill Road in Lewiston. The property sits within multiple zones allowing a variety of development opportunities including office and residential. This is a rare opportunity to own land abutting both the Androscoggin River and Route 202. Owner financing available. See listing broker for lease opportunities.



Broker Contact

Sam LeGeyt

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Property Overview

Owner	Harold N. and Ann K. Skelton
Lot Size	213.31± acres
Assessor's Reference	Map 137, Lot 22
Deed Reference	Book 1436, Page 282
Zoning	Office Residential (OR) & Low Density Residential (LDR)
Frontage	2,000'± on Route 202/Merrill Road
Waterfront	1,000'± along the Adroscoggin River/Gulf Island Pond

Zoning Information

LDR Permitted Uses	Day Care Facilities, Pumping Stations, Municipal Buildings and Facilities, Religious Facilities, Cemeteries, Single Family Dwellings, Mixed Residential Developments, Bed and Breakfasts
OR Permitted Uses	Veterinary Facilities, Day Care Centers, Business and Professional Offices, Personal Services, Hospitals and Medical Clinics, Civic and Social Organizations, All Residential Uses, Fitness and Recreational Centers

SALE PRICE: \$700,000
See broker for lease rate.

