FOR LEASE

Retail Space

3,045± SF | ~~$16.00/SF~~ **$14.75/SF NNN**

PRICE REDUCTION



311 Main Street, Biddeford

Property Highlights

- *Highly Visible First Floor Space*
- *Flexible MSRD1 Zoning*
- *Prominent Downtown Main Street Location*



Property Description

We are pleased to offer 3,045± SF of first-floor space in the historic Hannaway Building in downtown Biddeford. This flexible commercial space features exceptional visibility and Main Street frontage. Located in the MSRD1 (Main Street Revitalization District 1) zoning district, the property permits a wide variety of uses, including retail, restaurant, office, medical office, and personal services. 311 Main Street offers excellent potential in one of Maine's most dynamic downtowns.

BROKER CONTACT

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The Dunham Group | Commercial Real Estate

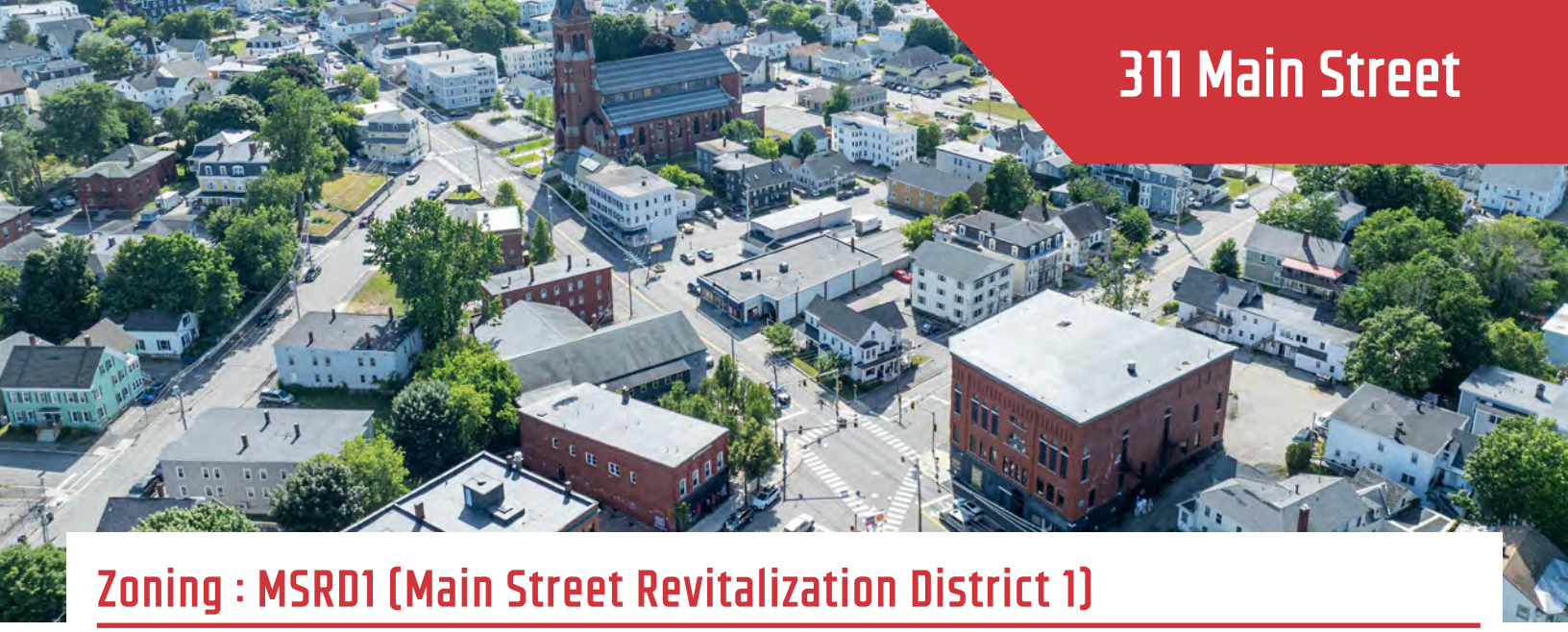
311 Main Street



Property Overview

Owner	OOB 10, LLC
Assessor's Reference	Map 38, Lot 143
Lot Size	0.07± acres
Building Size	6,090± SF
Available Space	3,045 SF, first floor retail space
Year Built	c1900s
Zoning	MSRD1: Commercial Core
Construction	Masonry, historic brick
Roof	Rubber EPDM, newly replaced
Utilities	City water, sewer, electricity, natural gas
HVAC	Buderus Logano G215 natural-gas with multiple zones, Heat Pumps
Sprinkler System	Yes
Bathrooms	Two (2) in space
Parking	Street parking. No deeded parking spaces.

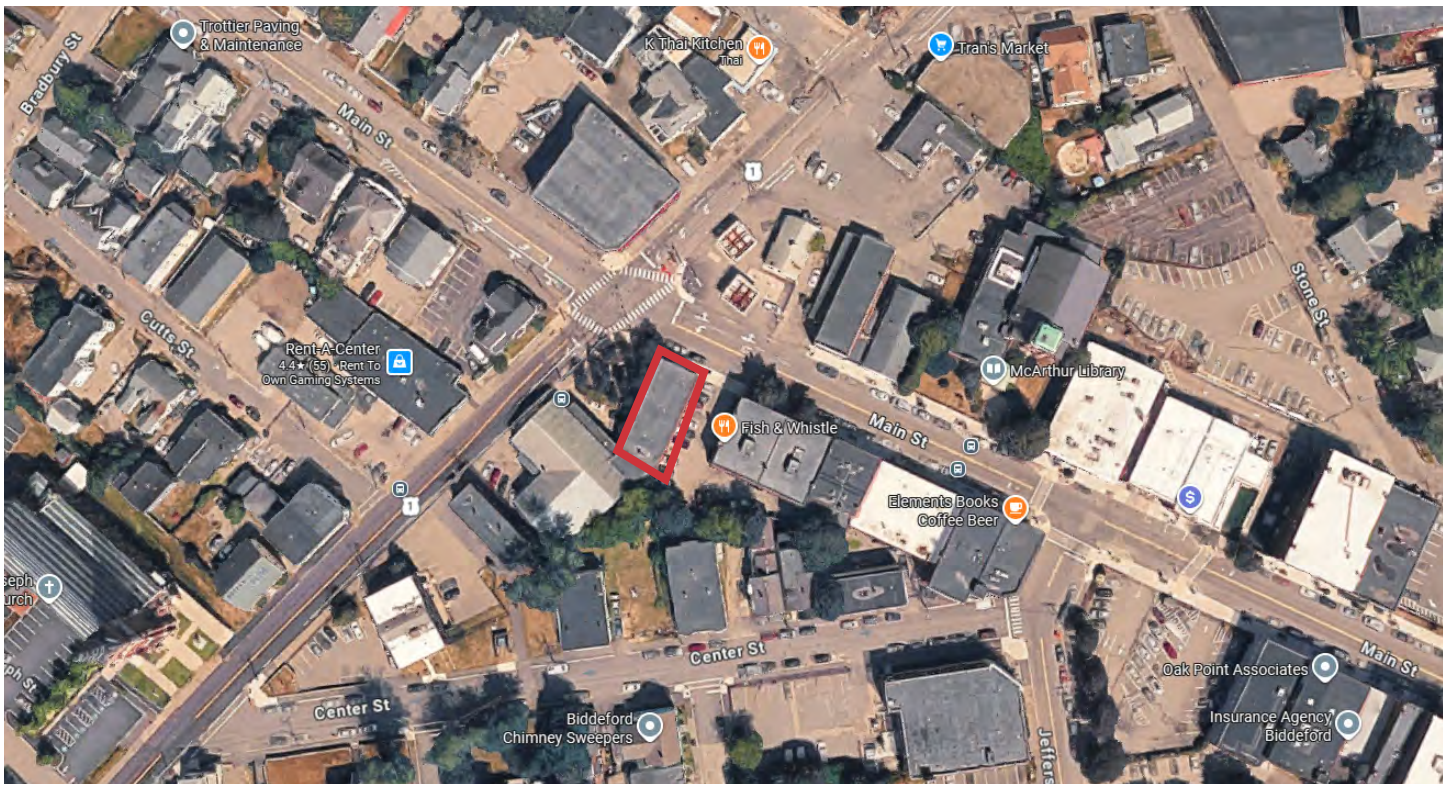
FOR LEASE : ~~$16.00/SF~~ $14.75/SF NNN - NNN Expenses : $4.46/SF



Zoning : MSRD1 (Main Street Revitalization District 1)

The MSRD1 district is intended to encourage an active, pedestrian-oriented downtown environment while preserving Biddeford's historic character and supporting continued commercial and residential investment. The following uses are permitted :

- Retail shops and boutiques
- Professional and business offices
- Medical and wellness offices
- Restaurants, cafés, bakeries, and coffee shops
- Personal service businesses (salons, barbers, spas, fitness, etc.)
- Financial institutions
- Galleries, artisan studios, and creative spaces
- Specialty food and beverage businesses
- Entertainment and cultural uses



311 Main Street







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.