

# FOR LEASE

## Retail Building

6,700± SF | \$25.00/SF NNN



## 451 Alfred Street, Biddeford

### Property Highlights

- *Auto Sales Facility*
- *Convenient Access to I-95*
- *Ample On-site Parking*



### Property Description

We are pleased to offer this 6,700± SF retail building for lease at 451 Alfred Street in Biddeford. This Auto sales facility is located along the busy retail corridor of Route 111. The facility has a history of strong sales (the business owner is retiring). The property could easily be re-purposed for other retail users.



### Broker Contact

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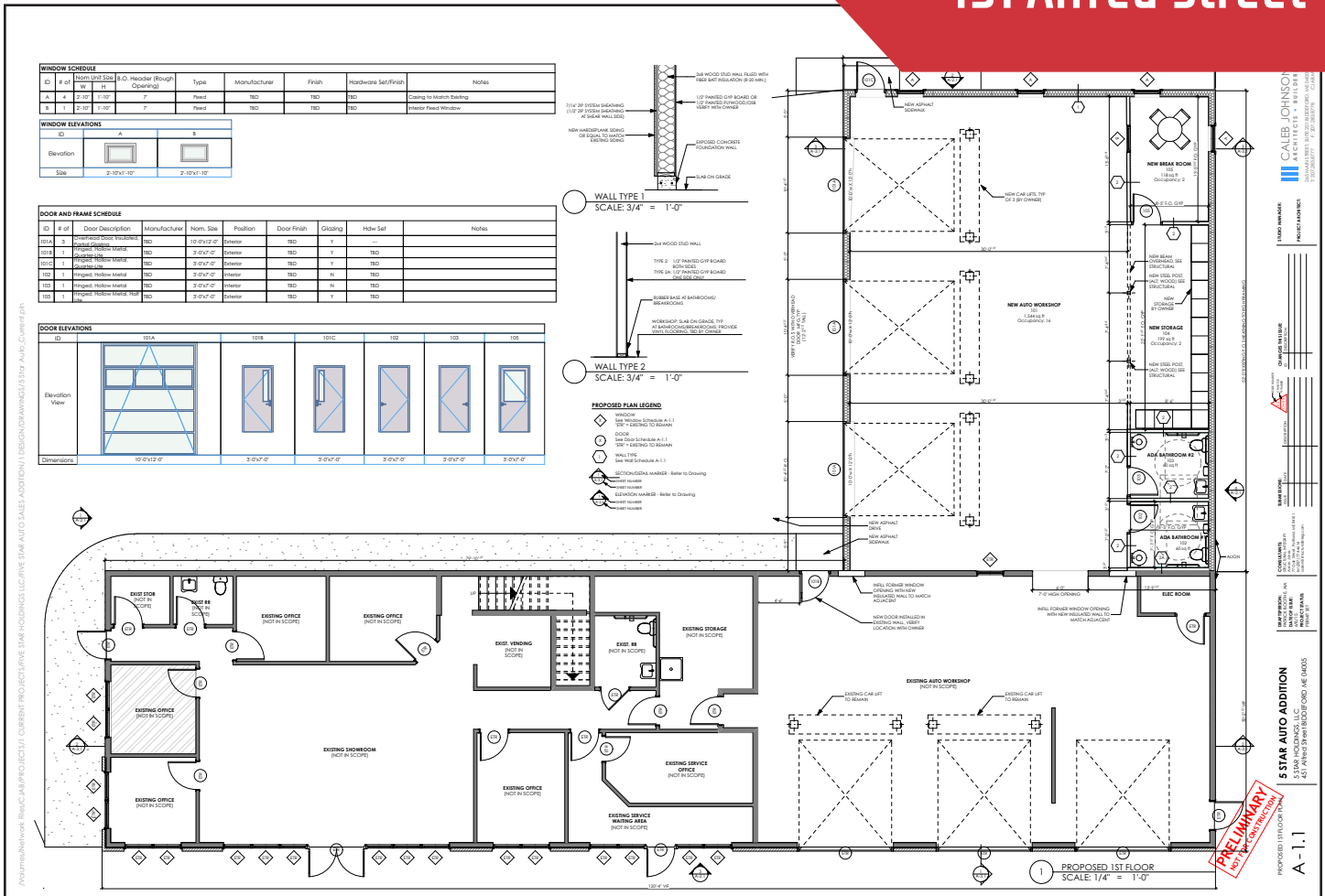
## Property Overview

Owner	Five Star Holdings, LLC	
Building Size	6,700± SF	
Space Breakdown	Office	2,040± SF
	Storage	1,020± SF
	Garage Bays	3,640± SF
Lot Size	50,000± SF	
Assessor's Reference	Map 17, Block 7, Lot 2	
Deed Reference	Book 14233, Page 943	
Zoning	I3	
Year Built	2006	
Construction	Masonry, wood frame	
Roof	Gabled/asphalt shingle	
Siding	Hardie Plank	
Flooring	VCT	
Utilities	Municipal water and sewer, natural gas, 3-phase electrical	
HVAC	Gas-fired, forced hot air / central air	
Sprinkler	Yes, partial/concealed wet system	
Bathrooms	Five (5)	
Parking	Ample on-site	
Traffic Counts	24,472 vehicles/day	
Road Frontage	300'±	

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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.