For Lease Retail/Office Space 1,030± SF | \$17.50/SF NNN

OPEN

476 Alfred Street Biddeford, ME

Property Highlights

- 0.5± miles from I-95 N/S
- 550' of road frontage
- Daily Traffic Count: 16,000±
- Access via lighted intersection at Barra Road

Property Description

We are pleased to offer for lease an excellent retail, office, or medical office space. Conveniently located on Route 111 (Alfred Street) in Biddeford with excellent access and visibility along with ample parking. Join current tenants: AAA, T-Mobile, and Dunkin Donuts.



Broker Contact Sam LeGeyt 207.773.7100 sam@dunhamgroup.com

www.dunhamgroup.com



10 Dana Street, Suite 400 Portland, ME 04101 207.773.7100 dunhamgroup.com

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Property Overview

Owner	Lamia Inc. & Biddeford Marketplace, LLC
Available Space	1,030± SF
Building Size	5,999± SF
Lot Size	5.5± acres
Assessor's Reference	Map 2, Lot 46
Deed Reference	Book 8367, Page 0043
Year Built	1998
Zoning	Commercial Industrial (I3)
Flooring	Tile
HVAC	Gas forced heat, Central AC
Electrical	3-phase, 200 Amps, 120/208
Sprinkler System	No
Bathrooms	One (1)
Parking	Ample parking in one (1) common parking lot
Accessibility	ADA accessible

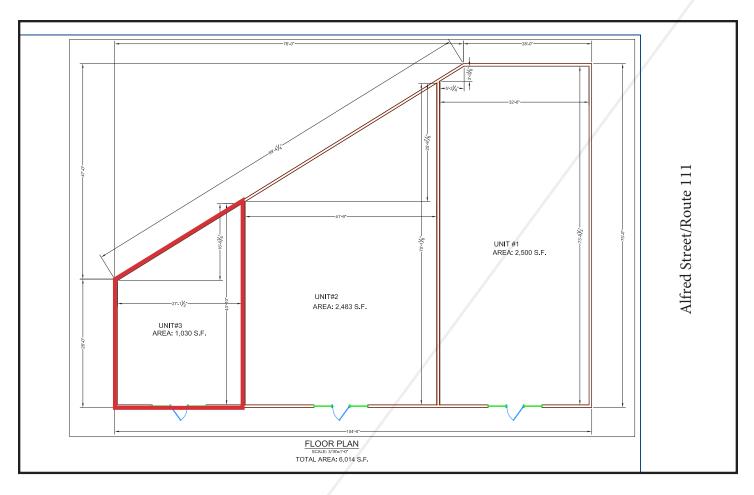
FOR LEASE : \$17.50/SF NNN Estimated NNN's: \$6.68/SF





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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.