

For Lease  
Retail/Office Space  
1,030± SF | \$20.00/SF NNN



## 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

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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 : \$20.00/SF NNN

Estimated NNN's: \$6.68/SF





