

FOR SALE

Redevelopment

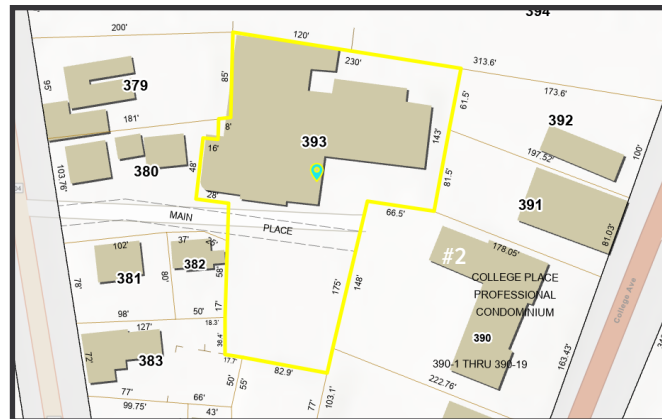
37,118± SF | 1.17± acres | \$725,000



6 Main Place, Waterville

Property Highlights

- Prime redevelopment opportunity
- Approximately 1 mile to I-92 Exit 130
- Near many downtown amenities
- The City has indicated support of a generous TIF to aid in redevelopment



Property Description

Redevelopment opportunity eligible for historic tax credits. Preliminary architectural survey indicates feasibility for 40 residential units. Perfect for Low Income Housing Tax Credits. Historic Tax Credit eligibility letter available on request



Broker Contact

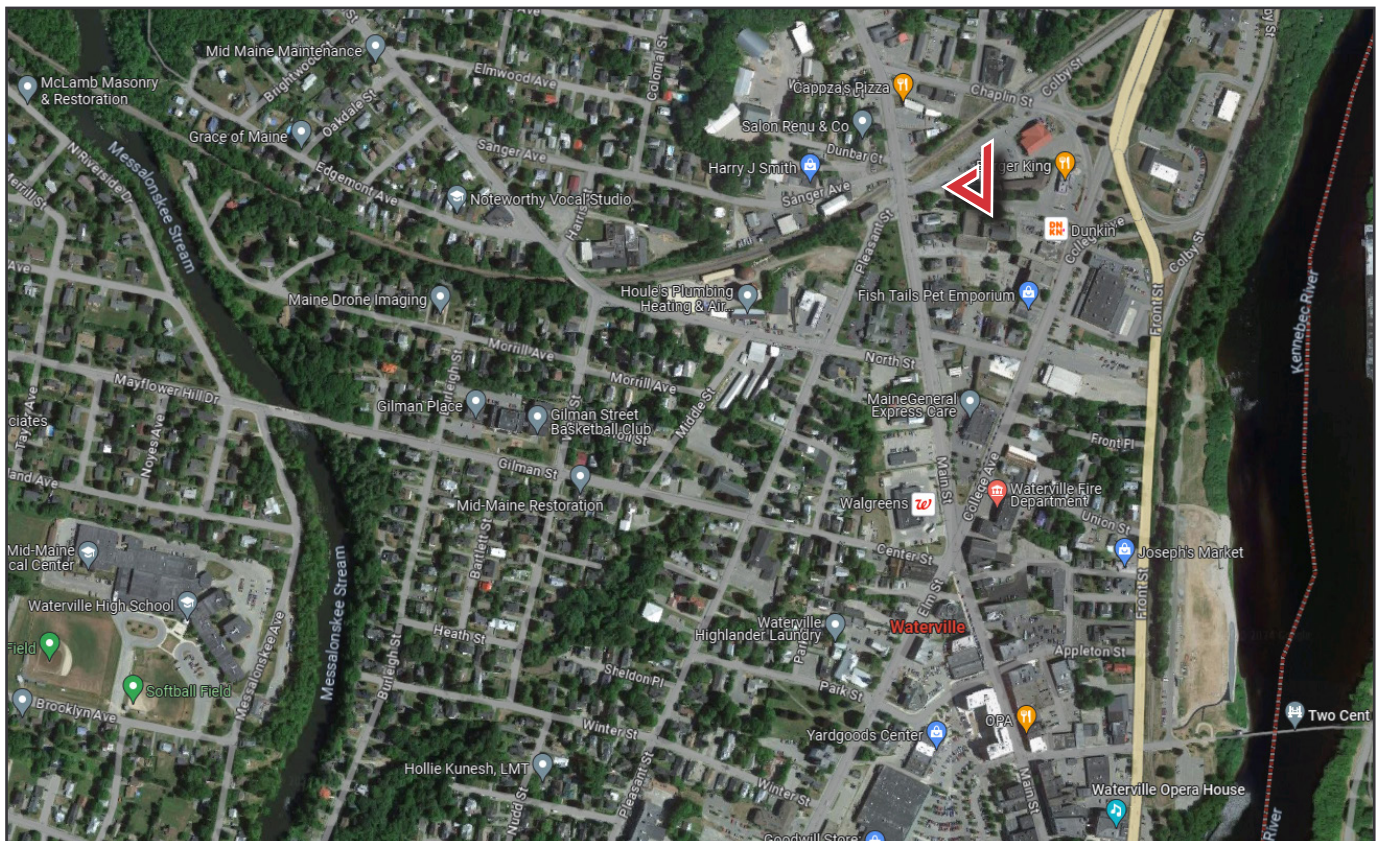
Frank O'Connor, CCIM, SIOR
frank@dunhamgroup.com

207.773.7100 | dunhamgroup.com

Property Overview

Owner	6 Main Place Venture, LLC
Building Size	37,118± SF (gross), 24,331± (living area)
Land Size	1.17± acres
Assessor's Reference	Map 52, Lot 393
Deed Reference	Book 14591, Page 0292
Zoning	Commercial A (CA)
Year Built	1928
Building Construction	Brick, Masonry
Siding	Masonry
Parking	Ample, on-site

FOR SALE : \$800,000



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.