

FOR SUBLEASE

Former Walgreens Building

11,134± SF | \$15.00/SF NNN



61 Union Street, Auburn, ME

Property Highlights

- *Attractive building located off Auburn's largest artery, Union Street/Minot Avenue*
- *Abundant parking with drive-thru*
- *Excellent visibility on Union & Troy Streets*



Property Description

We are pleased to offer this 11,134± SF attractive former Walgreens building for sublease. The building is located next to Office Max on a heavily trafficked retail artery. The building includes a drive-thru and offers excellent signage opportunity, and great exposure and access on Union Street and Troy Street.

Broker Contact

Charlie Craig

Broker | Partner

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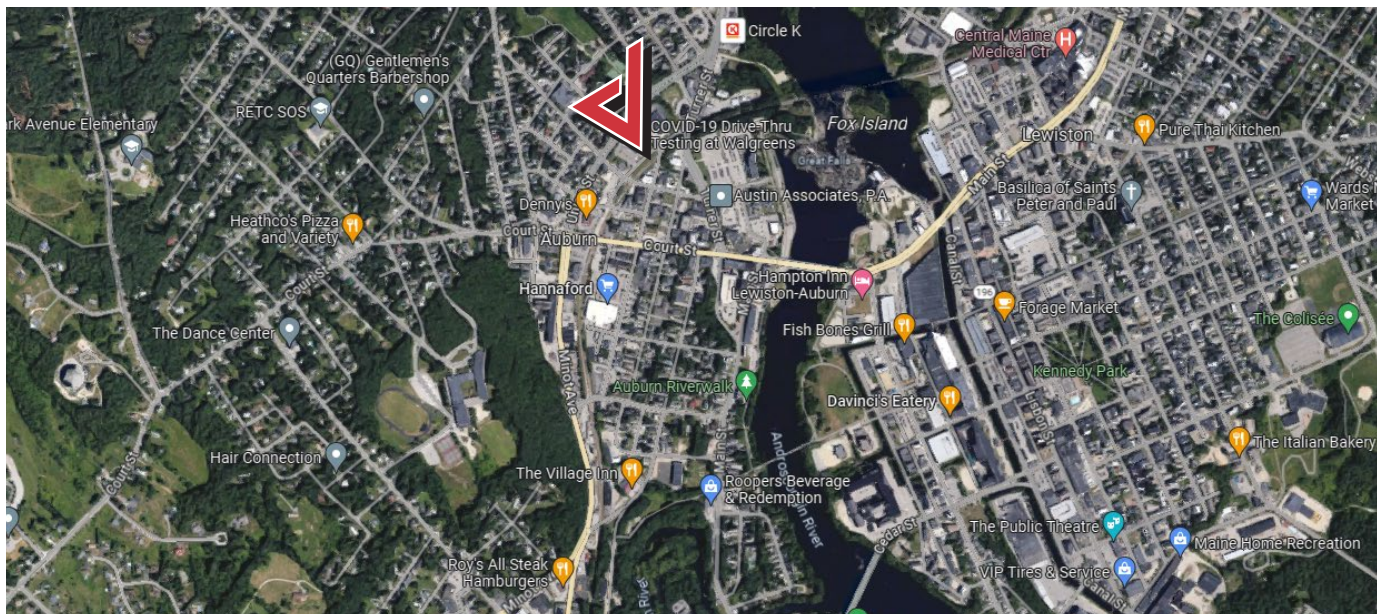




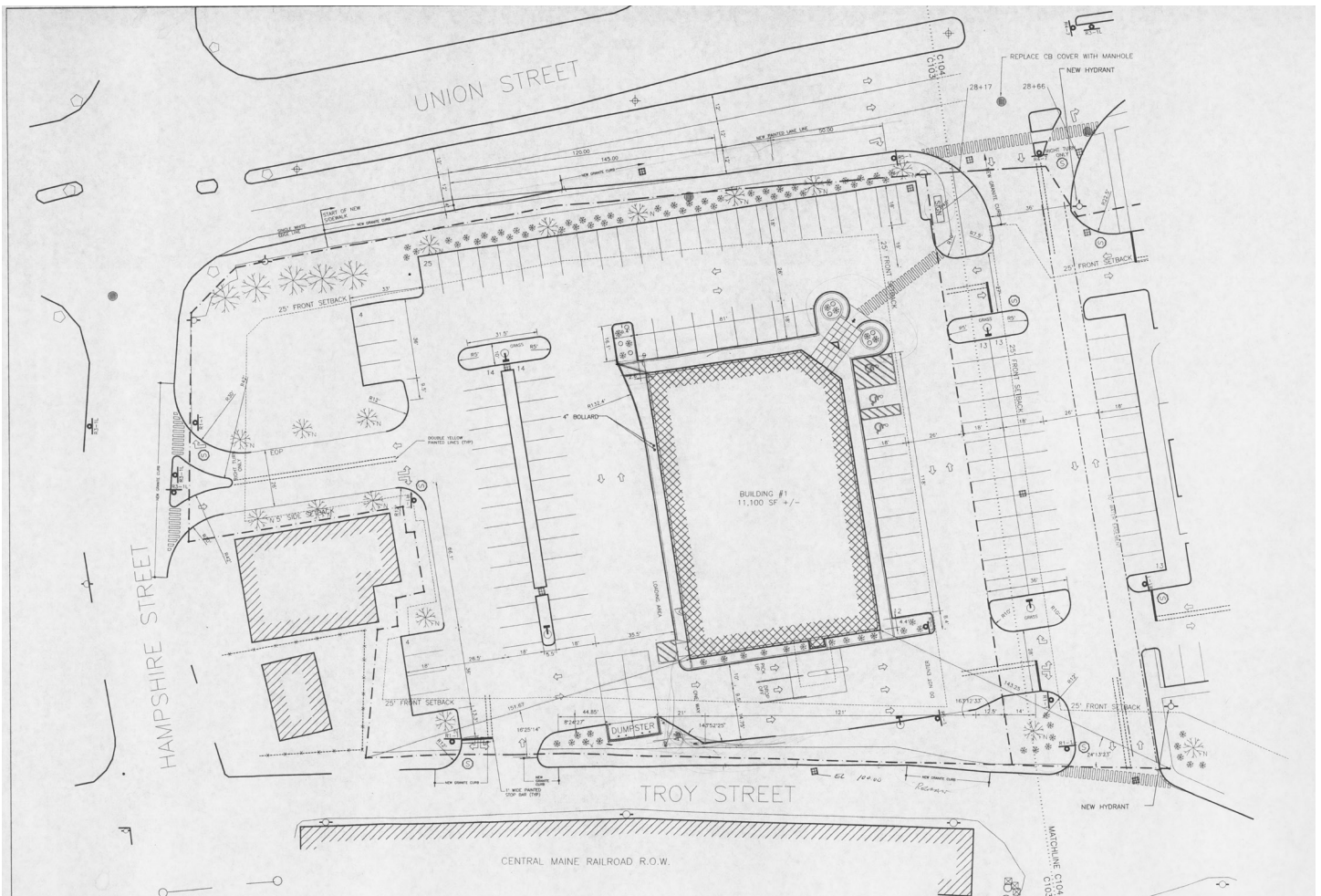
Property Overview

Building Size	11,134± SF
Land Area	1.73± acres
Deed Reference	Book 10945, Page 1
Zoning	GB - General Business
Building Age	1997
HVAC	Gas-fired heat pumps
Utilities	Municipal water and sewer
Parking	Ample on-site
Drive-thru	Yes
Access	Accessible from Union Street
Available	Immediately
Sublease Term	Through 10/31/2027

FOR LEASE : \$15.00/SF NNN



Site Plan



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.