

FOR LEASE

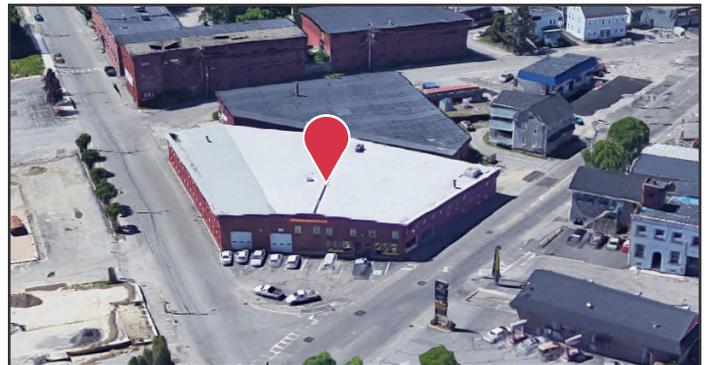
Mixed-Use Property
1,600 - 34,000± SF



81 Elm Street, Biddeford

Property Highlights

- 13,260± vehicles per day (AADT)
- Prominent Downtown Location
- Biddeford-Saco Mills Historic District



Property Description

We are pleased to offer 81 Elm Street for lease. Prominently located in downtown Biddeford, this well-positioned property offers exceptional visibility and direct access along U.S. Route One. With its historic character and highly accessible location, 81 Elm Street presents a strong opportunity for a variety of uses including office, retail, and storage.

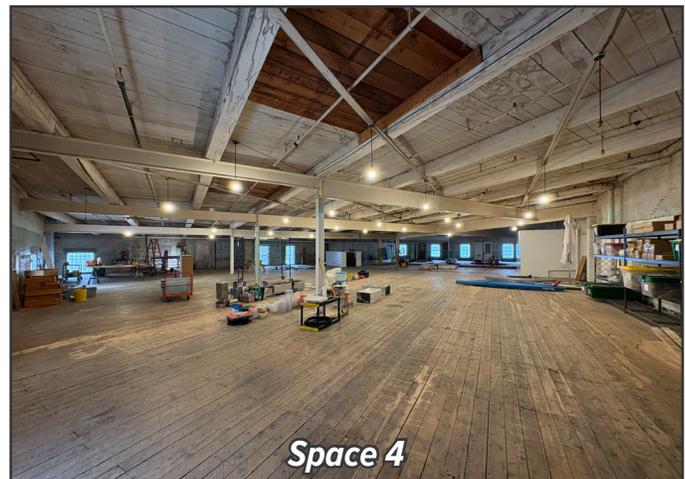
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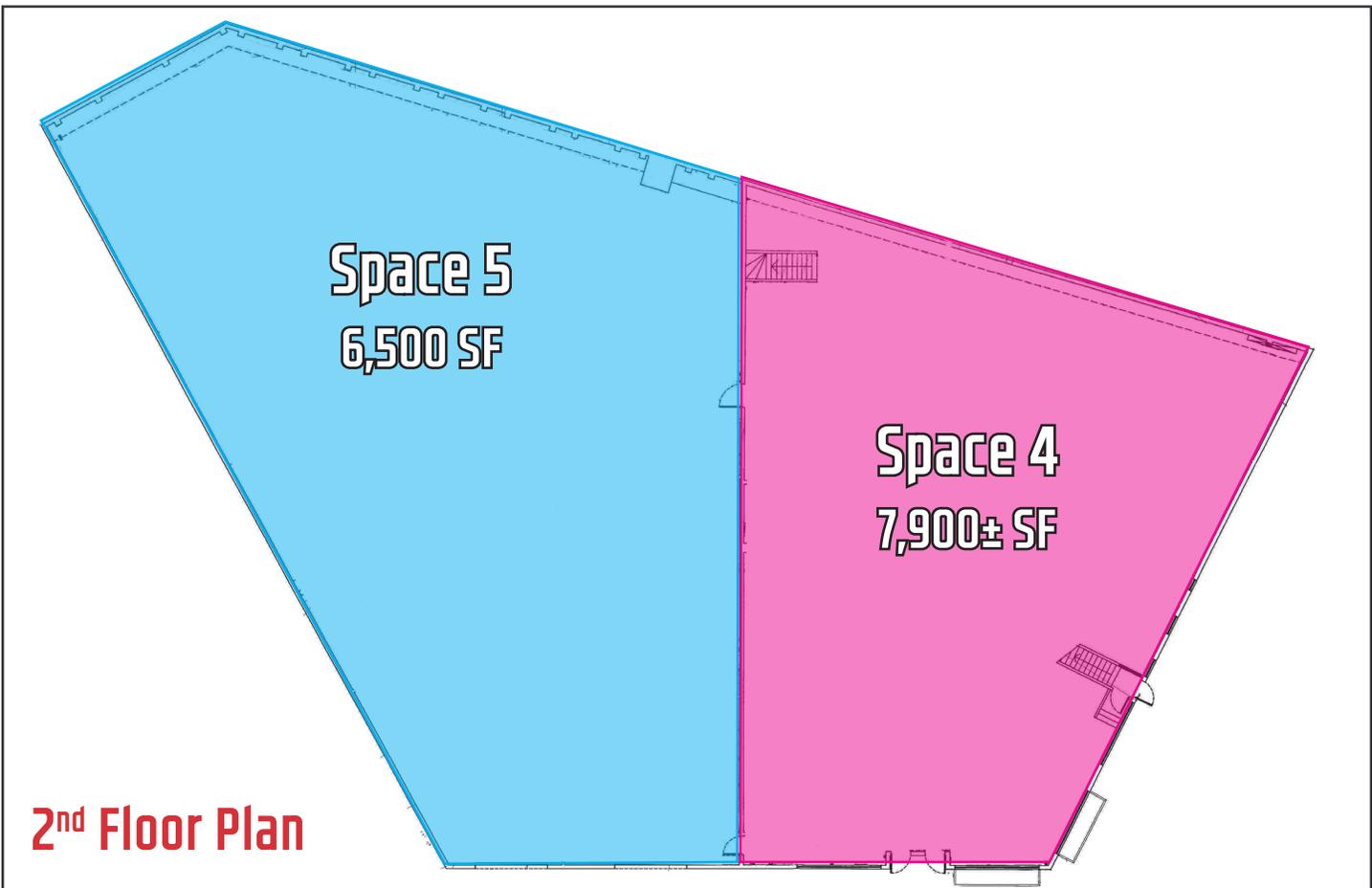
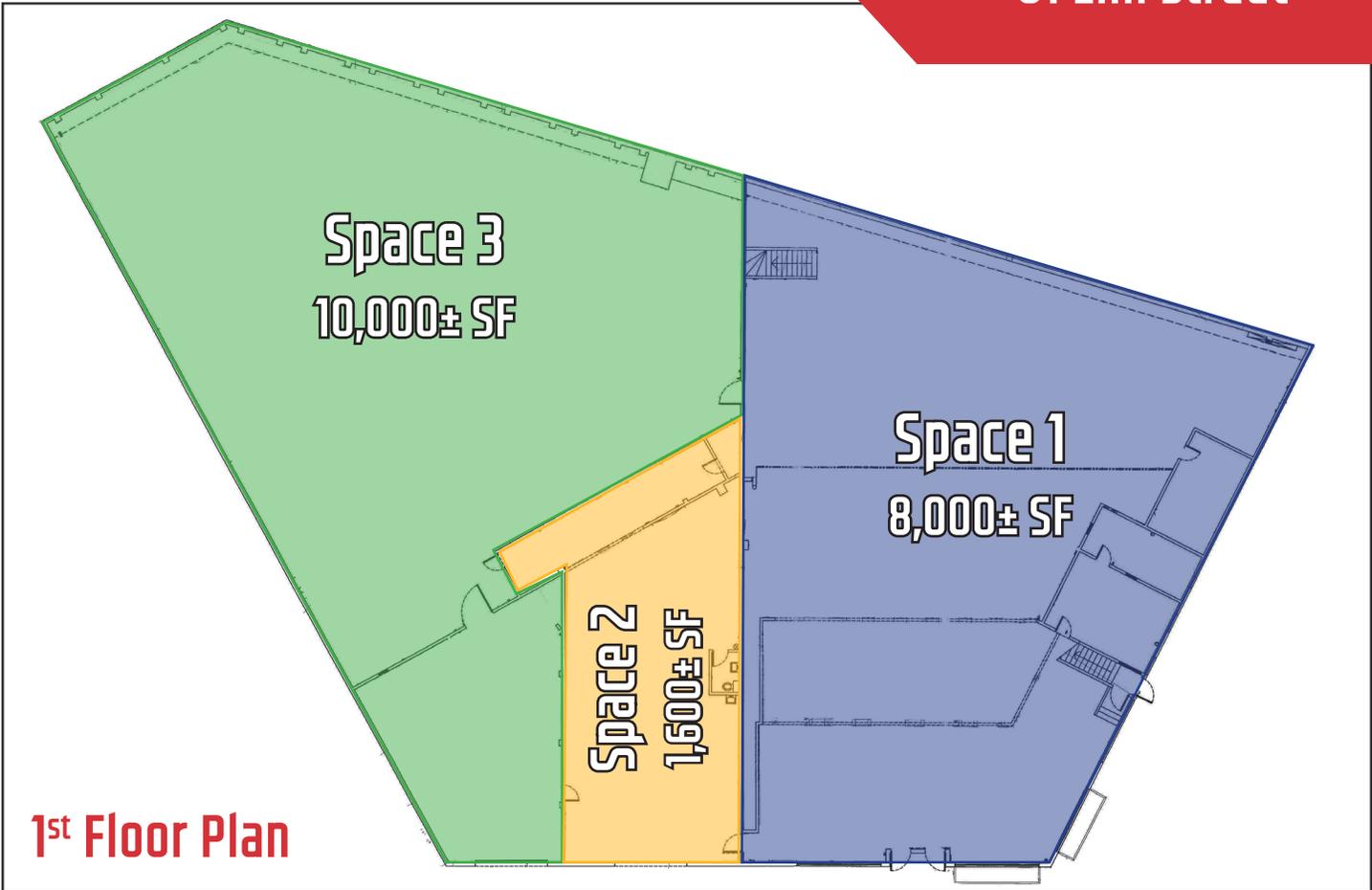


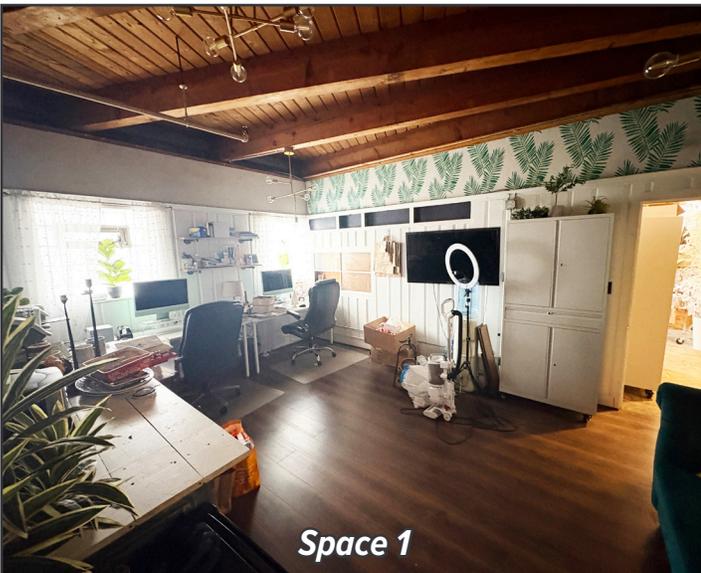
Property Overview

Owner	Bravo Realty, LLC	
Building Size	34,000± SF	
Space Breakdown	Space 1 : 8,000± SF - Retail Space 2 : 1,600± SF - Retail/Flex Space 3 : 10,000± SF - Storage/Flex	Space 4 : 7,900± SF - Office/Retail/Event Space 5 : 6,500± SF - Storage/Flex
Lot Size	0.34± acres	
Deed Reference	Book 18761, Page 447	
Assessor's Reference	Map 40, Lot 67	
Zoning	MSRD 1 Commercial Zone	
Year Built	1900	
Building Construction	Brick	
Roof	Flat, rubber membrane	
Flooring	Concrete slab	
Utilities	Municipal water and sewer	
Ceiling Height	7' - 22'±	
Overhead Doors	Two (2) 12'x 12' drive-in OHDs	
Loading Dock	One (1)	
Heat/HVAC	1st Floor: Oil FHA; 2nd Floor: Oil FHW	
Electrical	400 Amp, 3-phase service	
Sprinkler System	Yes	
Parking	Ample, on-site	
Road Frontage	230' along Elm Street (US Route One) and 280' along Lincoln Street	

FOR LEASE : SEE BROKER





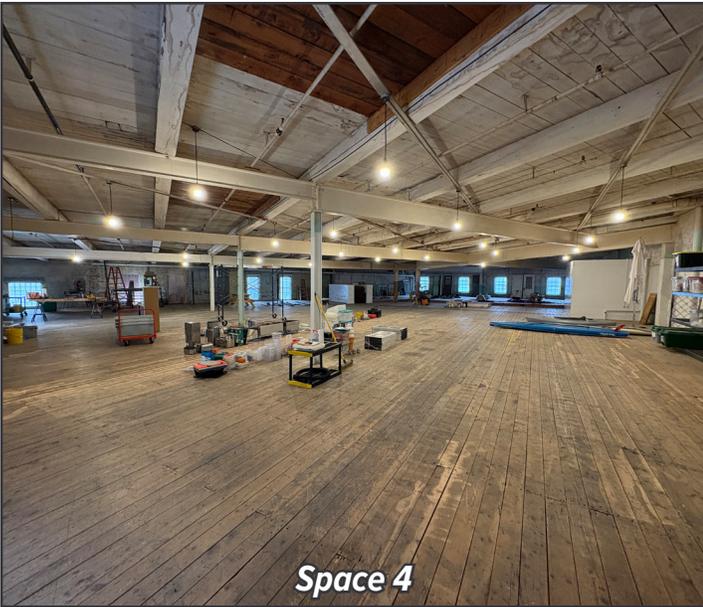




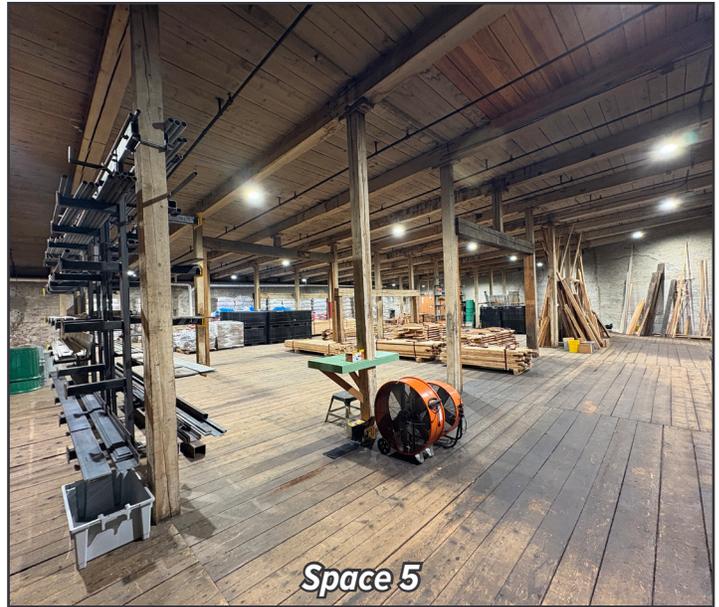
Space 2



Space 2



Space 4



Space 5



Space 3



Space 3

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.