

OFFICE OR RETAIL FOR SALE

85 EAST AVENUE

85 East Avenue, Lewiston, ME 04240



OFFERING SUMMARY

SALE PRICE:	\$99,000
AVAILABLE SF:	
LOT SIZE:	0.5 Acres
ZONING:	OR
TRAFFIC COUNT:	15,000
PRICE / SF:	\$4.55

PROPERTY OVERVIEW

This .5 acre lot which is near all local amenities is perfect for retail or office development.

LOCATION OVERVIEW

This is one of the last commercial lots available on East Avenue in Lewiston. It is a very accommodating lot for buildings up to 5,500 sq. ft. in size with multiple entrances possible. The traffic count is 15,000 on East Avenue creating a wonderful opportunity for retail or office space.

PROPERTY HIGHLIGHTS

- This development opportunity consists of .5 acres of prime retail and/or office land.
- Strategically located around a wide variety of commercial businesses.
- Prime visibility location lends itself to a variety of commercial uses.
- High volume daily traffic counts.
- Close proximity to many local businesses.

KW COMMERCIAL
50 Sewall Street,
Second Floor
Portland, ME 04102

DAVID COSTELLO
Associate Broker/Business Broker
O: 207.879.9800
C: 207.754.7494
dcostello@rockwaterme.com
ME #BA923558

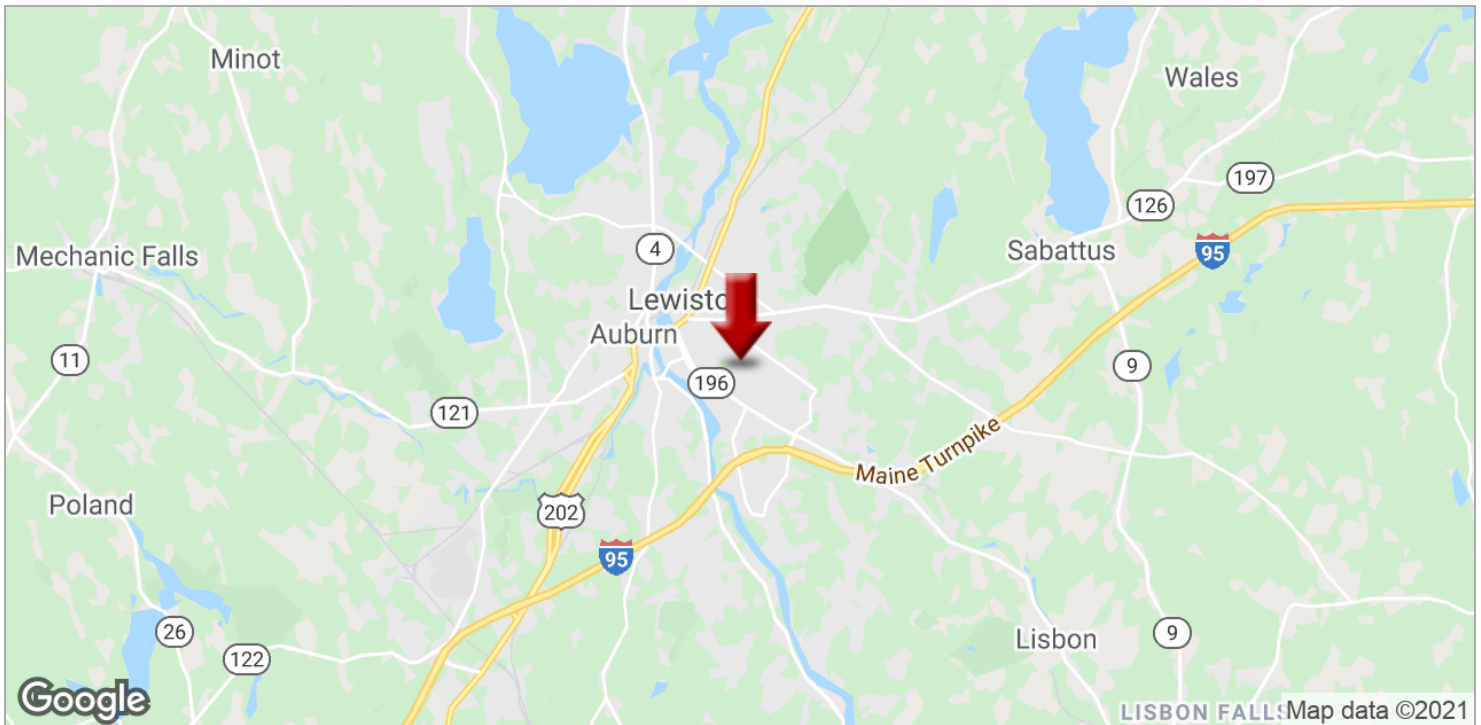
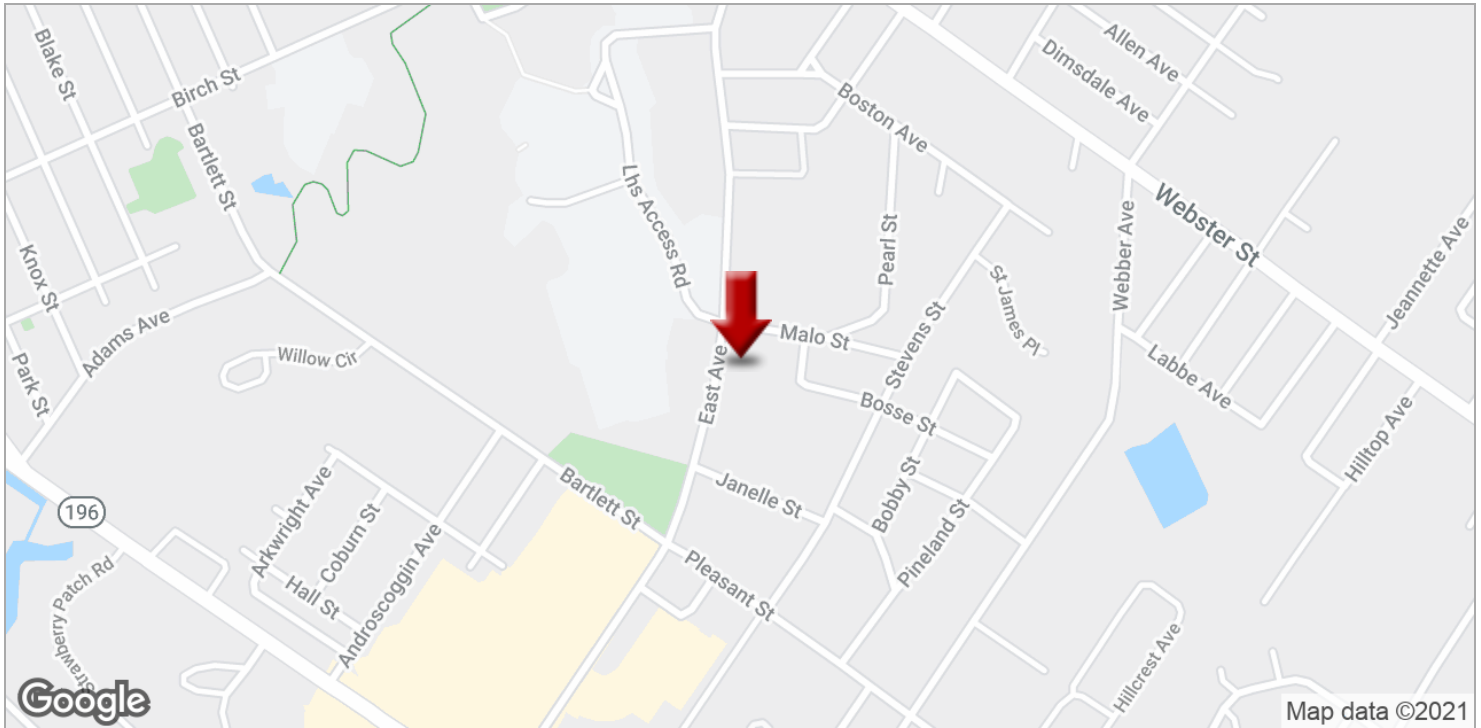
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE OR RETAIL FOR SALE

85 EAST AVENUE

85 East Avenue, Lewiston, ME 04240



KW COMMERCIAL
50 Sewall Street,
Second Floor
Portland, ME 04102

DAVID COSTELLO
Associate Broker/Business Broker
O: 207.879.9800
C: 207.754.7494
dcostello@rockwaterme.com
ME #BA923558

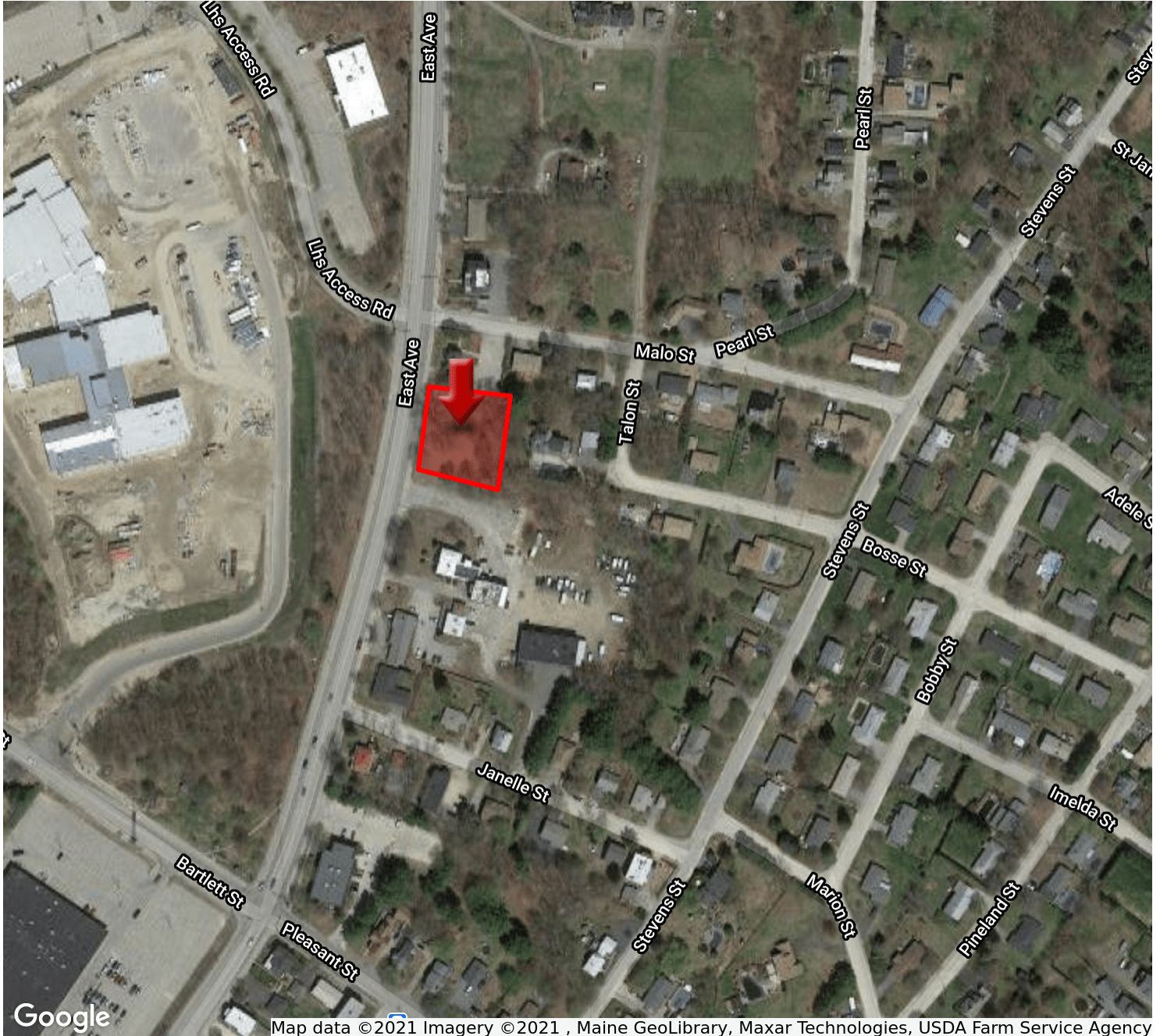
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE OR RETAIL FOR SALE

85 EAST AVENUE

85 East Avenue, Lewiston, ME 04240



Map data ©2021 Imagery ©2021, Maine GeoLibrary, Maxar Technologies, USDA Farm Service Agency

KW COMMERCIAL
50 Sewall Street,
Second Floor
Portland, ME 04102

DAVID COSTELLO
Associate Broker/Business Broker
O: 207.879.9800
C: 207.754.7494
dcostello@rockwaterme.com
ME #BA923558

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com