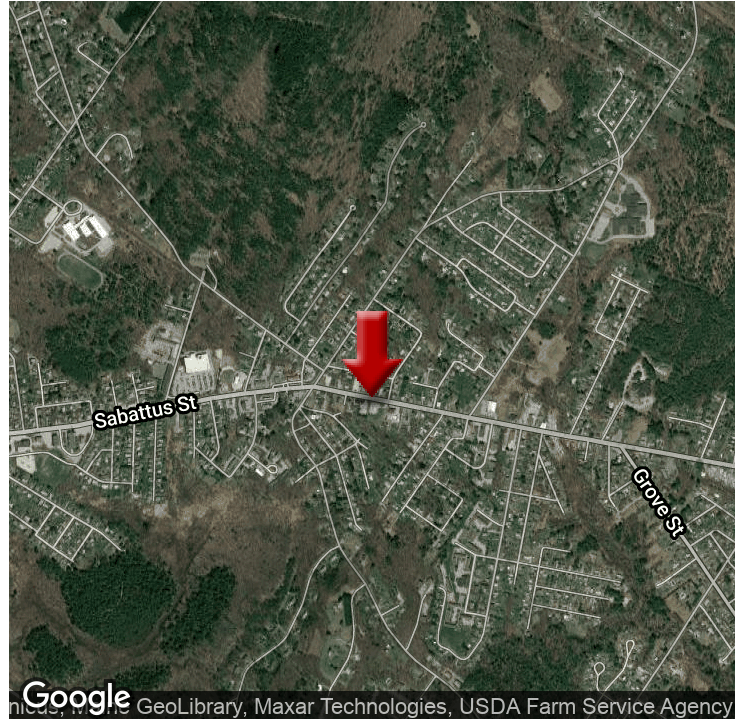


LAND FOR SALE

895 Sabattus Street, Lewiston, ME 04240



OFFERING SUMMARY

SALE PRICE:	\$425,000
LOT SIZE:	1.27 Acres
ZONING:	HB
PRICE / SF:	\$7.68

PROPERTY OVERVIEW

Vacant lot with great visibility on busy Sabattus Street. Ready for your new construction with already existing parking lot. Public water & sewer and electricity on site.

PROPERTY HIGHLIGHTS

- Sec. 12. Highway business district (HB).
- (a) Statement of purpose. The purpose of the highway business district is to provide areas within the city for the location of businesses which are dependent on automobile borne customers and which require large parking areas to be successful. The standards of this district are intended to allow commercial uses while requiring controlled highway access, good quality site design and protection of adjacent residential property. In addition, the standards require the preparation of a master development plan prior to the development

KW COMMERCIAL
50 Sewall Street,
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Portland, ME 04102

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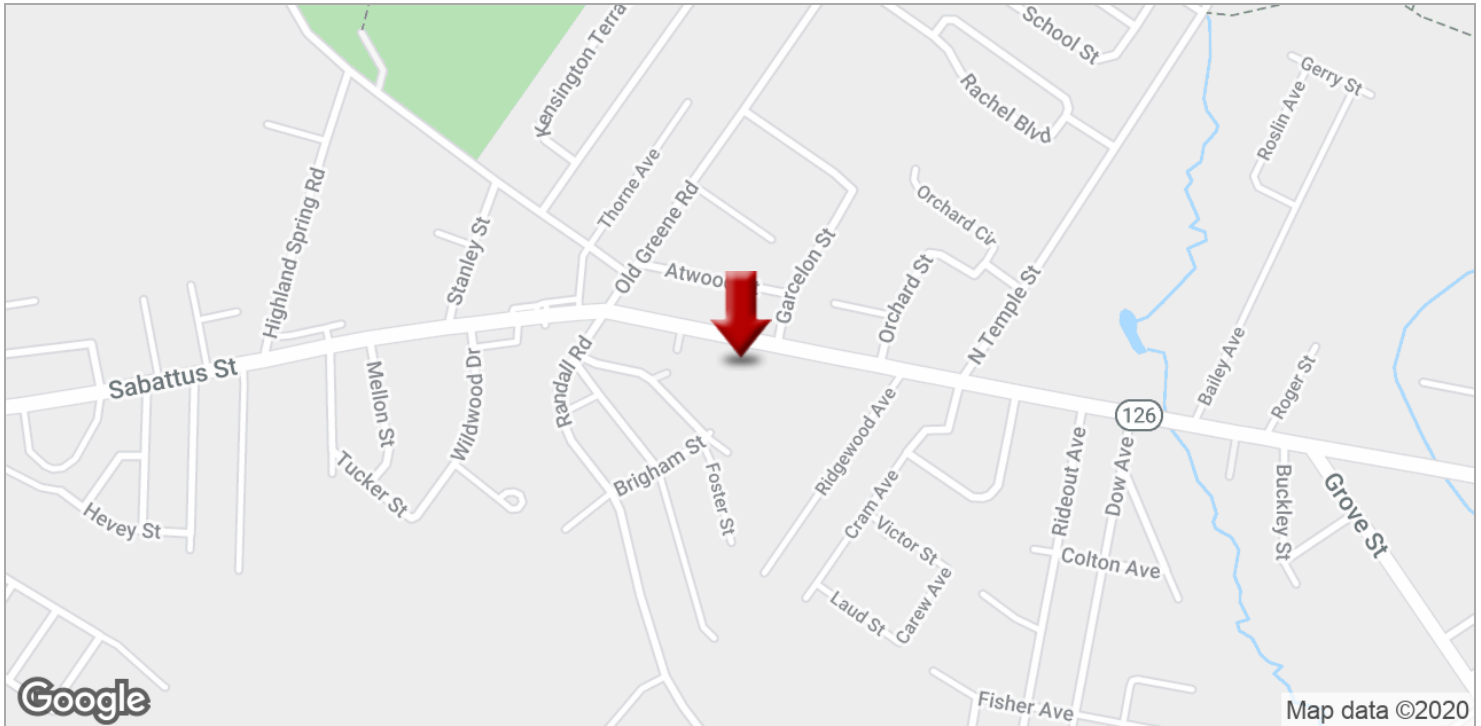


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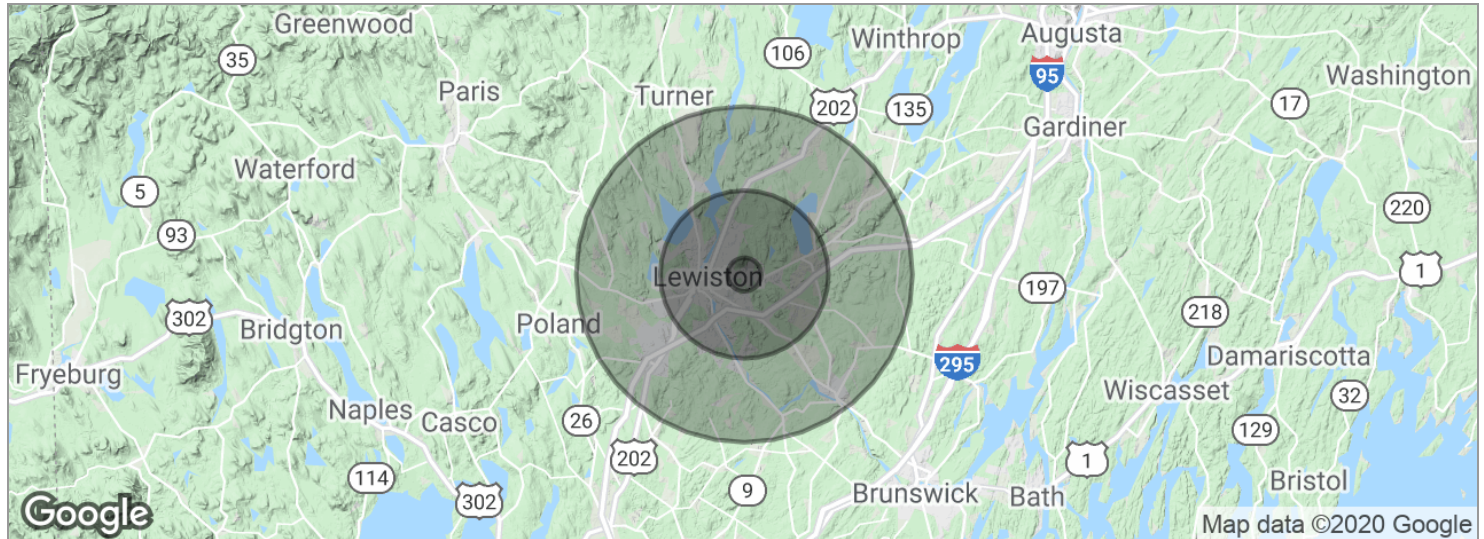


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,429	65,358	111,036
Median age	45.3	37.0	38.6
Median age (male)	42.4	34.4	36.4
Median age (Female)	47.0	38.3	39.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,461	27,231	45,568
# of persons per HH	2.3	2.4	2.4
Average HH income	\$58,556	\$46,902	\$52,683
Average house value		\$170,700	\$173,689

* Demographic data derived from 2010 US Census

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KEVIN FLETCHER, CCIM

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PROFESSIONAL BACKGROUND

Kevin brings over 20 years of experience to his business and has an extensive knowledge of the Maine Commercial and Investment market. Kevin has completed complex commercial transactions from Bangor, ME to Seabrook, NH. Kevin has sold over 300 separate apartment buildings in his career and conducted investment transactions ranging from small neighborhood strip malls to investment deals with national tenants. Kevin has also assisted in and consulted on a wide range of commercial and residential developments.

Kevin brings a down to earth approach to his business and a hard driving work ethic to help satisfy his client's needs with a strong belief in a fiduciary responsibility to his clients checkbook and not his own.

EDUCATION

*Licensed Real Estate Agent since 1997

*Licensed in both Maine and New Hampshire

*CCIM (Certified Commercial Investment Member) since 2002

*US Army Combat Veteran having served from 1992-1996

MEMBERSHIPS

*Past President-Maine Commercial Association of Realtors 2017-2018

*Member-Board of Directors, Maine Association of Realtors

*Commercial Committee Member-National Association of Realtors

*Past Realtor of the Year, Maine Commercial Association of Realtors

*Board of Directors-Auburn Business Development Corporation

GREATER PORTLAND

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