

FOR SALE/LEASE

RETAIL BUILDING

9

AMATO DRIVE

Windham, ME 04062



PROPERTY SUMMARY

- + 12,000± sf retail building
- + Located on 6.2± acres just off Main Street.
- + 133± on-site, paved parking spaces
- + Currently used as fitness center but ideal for any retail use.
- + Sale Price: \$1,895,000
- + Lease Rate: \$12.95/sf NNN

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One Canal Plaza, Ste 500
Portland, ME 04101
207.772.1333
www.boulos.com

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PROPERTY DETAILS

Owner of Record	Amato Drive, LLC
Building Size	12,000± SF
Year Built	2007
Land Area	6.2± Acres
Available Space	12,000± SF
Zoning	C-1 (Commercial 1)
Registry of Deeds	Book 26243, Page 41
Assessor's Reference	Map 71, Block 3, Lot 3
Assessed Value	Land: \$ 939,500 Bldg: \$ 956,100 Total: \$1,895,600
Real Estate Taxes	\$29,760.92 (FY 2017)
Construction	Steel frame; vinyl siding
HVAC	Four (4) rooftop mounted Trane HVAC units with a total of 35 tons HVAC, two Munchkin units for hot water, Central A/C
Sprinkler	Yes, wet system
Parking	133± on-site parking spaces
Lease Rate	\$12.95/sf NNN
NNN Expenses	\$0.94/sf for management, insurance, and storm water maintenance. Tenant pays for all other property expenses.
R.E. Taxes	\$2.67/sf
Sale Price	\$1,895,000



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CONTACT US



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