

FOR SALE & LEASE | LEWISTON

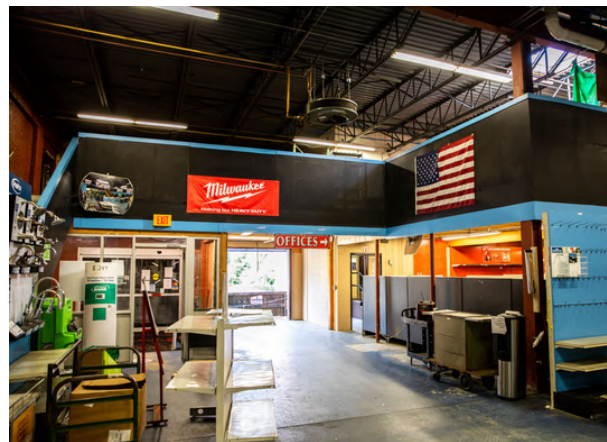
3 MIDDLE STREET, LEWISTON, MAINE



PROPERTY OVERVIEW

INDUSTRIAL WAREHOUSE & OFFICE SPACE

- 97,850 ± SF Industrial Warehouse & Office Space available for lease and for sale.
- Manufacturing and office opportunity in the heart of Lewiston.
- Eligible for Historic Tax Credits



MAINE REALTY ADVISORS

MaineRealtyAdvisors.com
16 Casco Street
Portland, ME 04101

Contact Frank Carr & Josh Soley

(207) 744-3084

Frank@MaineRealtyAdvisors.com

Josh@MaineRealtyAdvisors.com

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PROPERTY DETAILS

Easy Access to Downtown Lewiston
Eligible for Historic Tax Credits

OWNER G D W PROPERTIES LLC

ASSESSOR MAP 206 LOT 5

DEED Book 10315 Page 79

PRICE \$995,000

SQUARE FOOTAGE 97,850 ±

LEASE NNN

Floor 1 Industrial Space \$3.50 PSF - 40,000 SF

Floor 2 Storage Space \$0.95 PSF - 40,000 SF

Office Space \$4.50 PSF - 18,000 SF

DATE AVAILABLE 10/1/2020

LOT FRONTAGE 373' on West Bates St
200' on Middle St

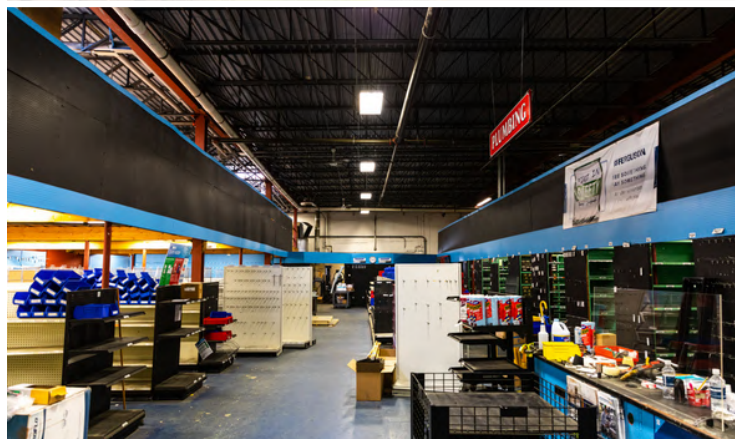
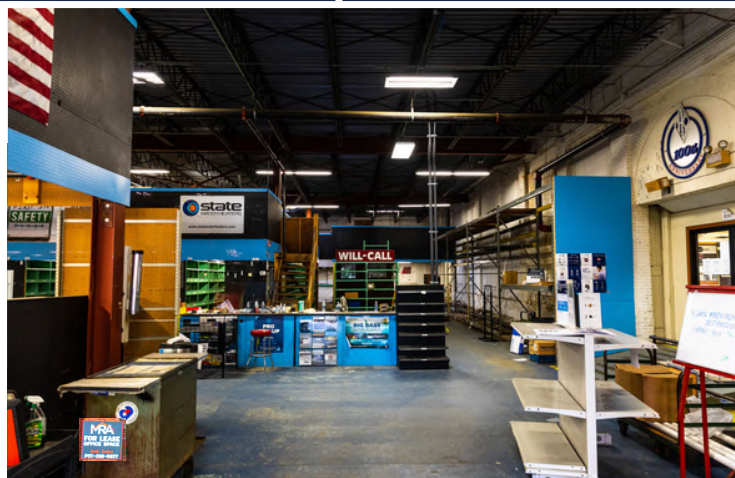
ZONING UE Urban Enterprise

YEAR BUILT 1862

FLOORS 3

PARKING On site

UTILITIES Municipal water & sewer
Natural Gas
3 Phase Power



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MAP



MAINE REALTY ADVISORS

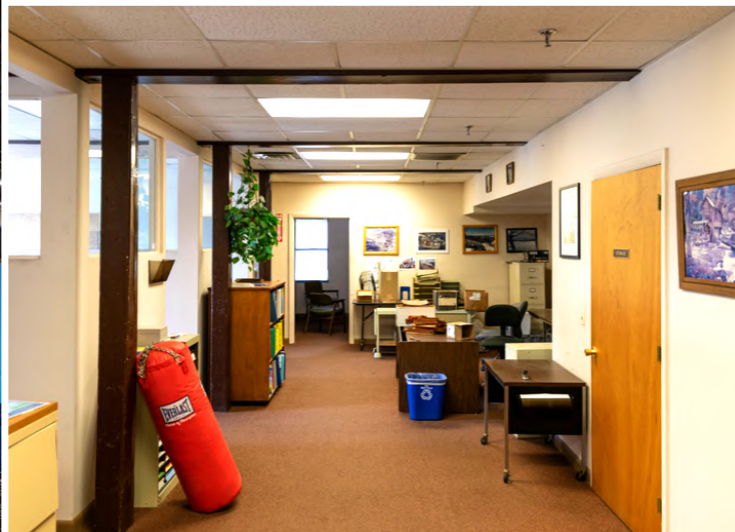
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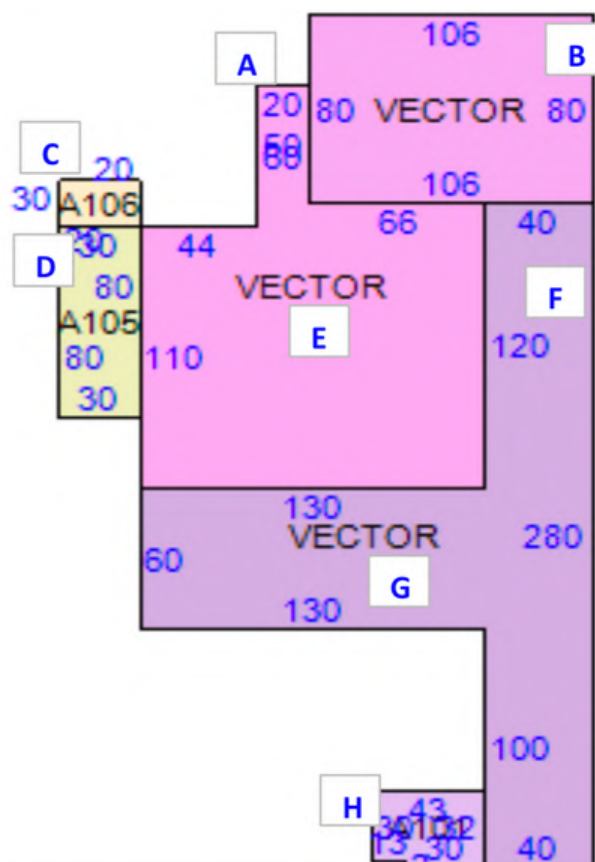
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TAX MAP INFORMATION MAP 206 LOT 5



		Front	Side	GSFT
1st Floor	A	20.00	50.00	1,000
1st Floor	B	106.00	80.00	8,480
1st Floor	C	20.00	30.00	600
1st Floor	D	80.00	30.00	2,400
1st Floor	E	120.00	130.00	15,600
1st Floor	F	40.00	280.00	11,200
1st Floor	G	60.00	130.00	7,800
1st Floor	H	43.00	30.00	1,290
Total Floorplate SQFT				48,370

2nd Floor	B	106.00	80.00	8,480
2nd Floor	C	20.00	30.00	600
2nd Floor	D	80.00	30.00	2,400
2nd Floor	F	40.00	280.00	11,200
2nd Floor	G	60.00	130.00	7,800
Total Floorplate SQFT				30,480

3rd Floor	F	40.00	280.00	11,200
	G	60.00	130.00	7,800
Total Floorplate SQFT				19,000

Total Gross SQFT 97,850

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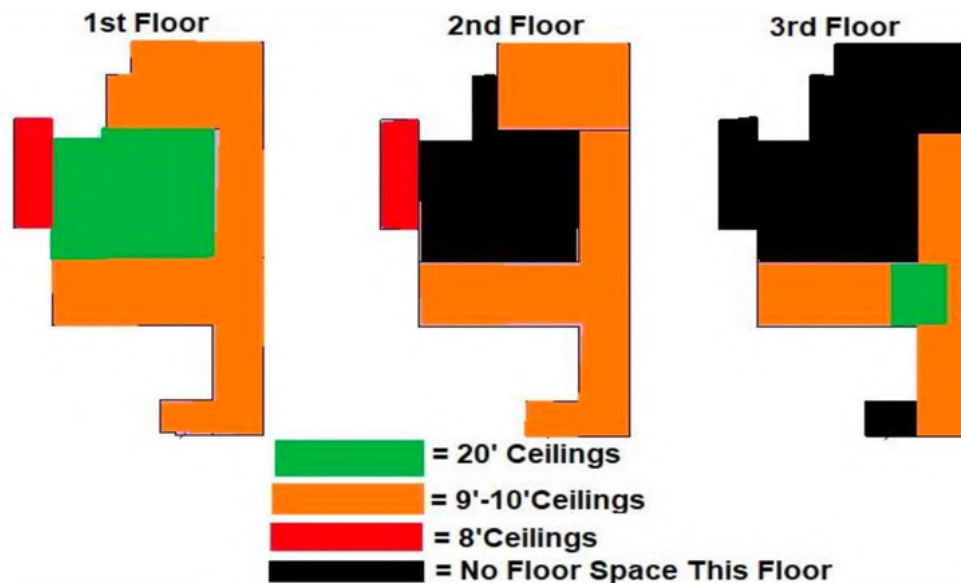
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CEILING HEIGHTS



Ceiling Height	Square Feet
8'	6,000
10'	75,250
20'	16,600

TAX PAYMENT & ASSESSMENT INFORMATION

CITY OF LEWISTON REAL ESTATE TAX STATEMENT

Fiscal Year 2020
July 1, 2019-June 30, 2020

Owner Information: G W D PROPERTIES LLC

Book

Current Assessed Valuation:

Parcel #	00-013497
LAND VALUE	
BUILDING VALUE	\$811,150.00
HOMESTEAD EXEMPTION	\$0.00
POST WORLD WAR I Vet	\$0.00
NET TAXABLE - REAL ESTATE	\$811,150.00
TAX AMOUNT	\$23,450.35

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DEAD INFORMATION

Bk 10315 Pg 79 #3953
02-27-2020 @ 03:03p

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WARRANTY DEED
STATUTORY SHORT FORM
TITLE 33, § 775

MAINE REAL ESTATE
TRANSFER TAX PAID

HALL & KNIGHT REALTY, LLC, a Maine limited liability company, d/b/a H & K Realty, with a mailing address of 72 Franklin Street, Lewiston, Maine 04240, for consideration paid, grants to **GWD PROPERTIES, LLC**, a New Hampshire limited liability company, with a mailing address of 29 Hurlcroft Avenue, Medford, Massachusetts 02155, with Warranty Covenants, a certain lot or parcel of land with the buildings thereon situated in the City of Lewiston, County of Androscoggin, and State of Maine, as described in Exhibit A attached hereto and made a part hereof.

Dated February 26, 2020

HALL & KNIGHT REALTY, LLC

By: Frederick A. Hall III
Its: Manager

STATE OF MAINE
COUNTY OF Androscoggin

February 26, 2020

Personally appeared the above-named Frederick A. Hall III, Manager of Hall & Knight Realty, LLC and acknowledged the above instrument to be his free act and deed and the free act and deed of Hall & Knight Realty, LLC.

Before me,
[Signature]
Notary Public/Attorney-at-Law (Bar No. 8319)

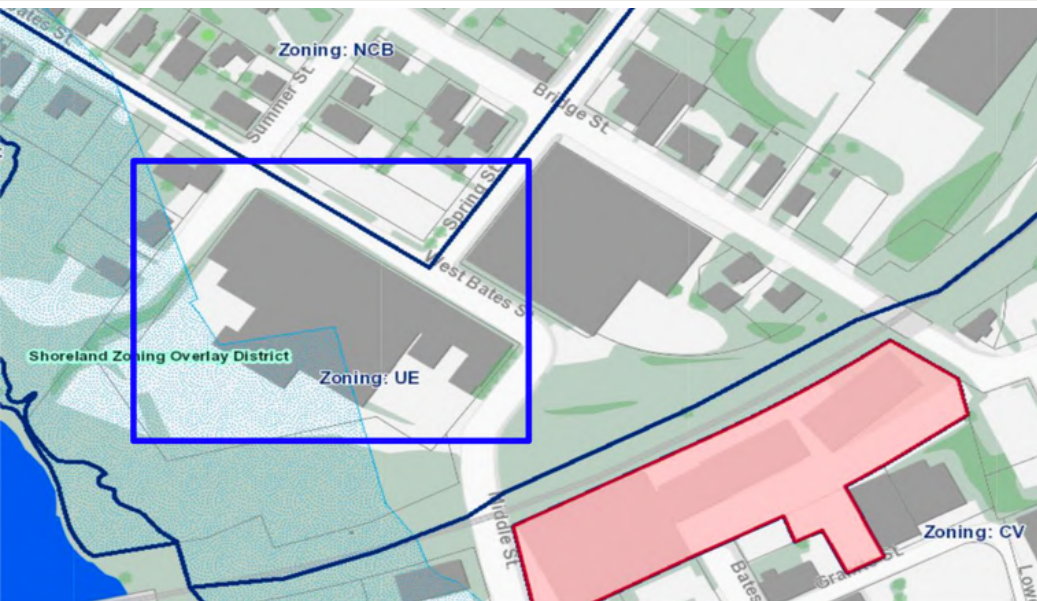
WILLIAM K. SKELTON
(Print Name)

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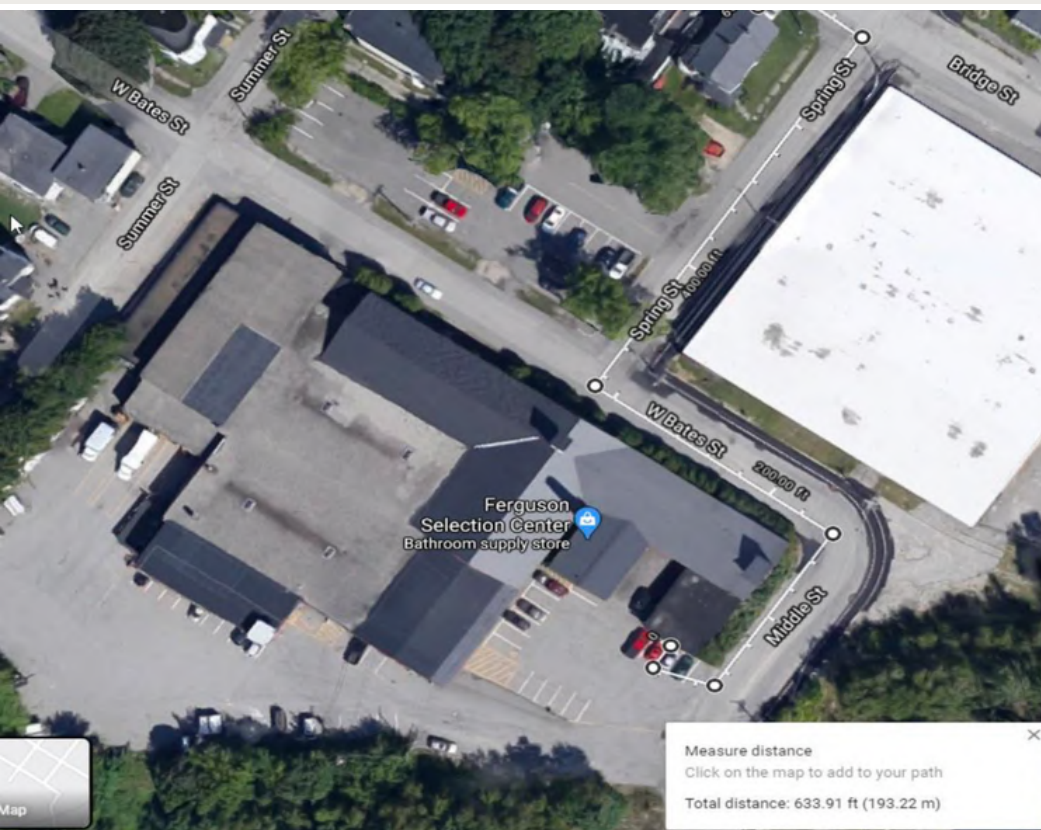


ZONING GENERAL



Project is in the UE "Urban Enterprise" Zone with Adjacencies to NCB and Centerville Zones

ZONING SITING, SETBACKS, MASSING



Project Location Exceeds 300' from Closest House in Adjacent NCB Zone

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CONTACT



FRANK CARR

Sales Agent

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frank@mainerealtyadvisors.com

LEWISTON-AUBURN DEMOGRAPHICS

POPULATION	107.4k
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MEDIAN AGE	40.7
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MALE	47.8%
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FEMALE	52.2%
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MEDIAN HOUSEHOLD INCOME	49.6k
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MEDIAN PROPERTY VALUE	152k
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NUMBER OF EMPLOYEES	53.5k
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JOSH SOLEY

Principal

(207) 744-3084

josh@mainerealtyadvisors.com

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