

**FOR SALE - OFFICE / WAREHOUSE**  
**499 RIVERSIDE DRIVE - AUGUSTA, MAINE**



**10,745± SF OFFICE / WAREHOUSE**  
**ON 1.45 ACRES**

- Current configuration is 18± Offices, Showroom/display area, and 5,000 sf semi-finished Warehouse in the rear
- On Route 201 near the I-95/Route 3 Interchange
- Parking for 30± vehicles
- Listing price is over \$80,000 below assessed value

**SALE PRICE: \$293,500.**



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# PROPERTY SUMMARY

499 RIVERSIDE DRIVE - AUGUSTA, MAINE



## GENERAL PROPERTY INFORMATION

<b>LOT SIZE:</b>	1.45 ACRES
<b>FRONTAGE:</b>	160±' on Riverside Drive - excellent visibility
<b>MAP &amp; LOT #:</b>	Map 50, Lot 21
<b>DEED REFERENCE:</b>	Kennebec County Book 3068 Page 269
<b>ASSESSMENT:</b>	\$299,200 Building + \$81,000 Land = \$380,200 Total
<b>REAL ESTATE TAXES:</b>	\$7,526.00 (2016)
<b>ZONING:</b>	PD2

## BUILDING INFORMATION

<b>BUILDING SIZE:</b>	10,745± SF: 3,981± SF front office space; 1,764± SF display area; 5,000± SF Warehouse. (Display area not fully finished.) (1,560± SF unfinished attic and 1,785± SF basement.)
<b>CONSTRUCTION:</b>	Wood frame with steel evident in the warehouse section; exterior is vinyl on the office section and metal on the warehouse.
<b>WAREHOUSE:</b>	Clear span with one loading dock and a 14± foot drive-in door
<b>FOUNDATION:</b>	Partial foundation and slab
<b>BUILT:</b>	1900 and refurbished in 1986
<b>ROOF:</b>	Asphalt and rubber membrane on the front office section with most of it new in 2016. Metal on the warehouse section.
<b>HVAC:</b>	Oil fired hot air system with pad mounted units; AC to office areas. Forced hot air furnace in the warehouse which has not been used recently.
<b>LIGHTING:</b>	Fluorescent
<b>CEILINGS:</b>	Office is 8± feet; warehouse is 16± feet
<b>FLOORING:</b>	Carpet and slab
<b>ELECTRICAL:</b>	200 amps single phase power
<b>UTILITIES:</b>	Well and septic
<b>PARKING:</b>	Asphalt; 30± spaces
<b>SIGNAGE:</b>	Pylon style sign

**SALE PRICE: \$293,500.**

# FLOOR PLAN AND PROPERTY INFORMATION

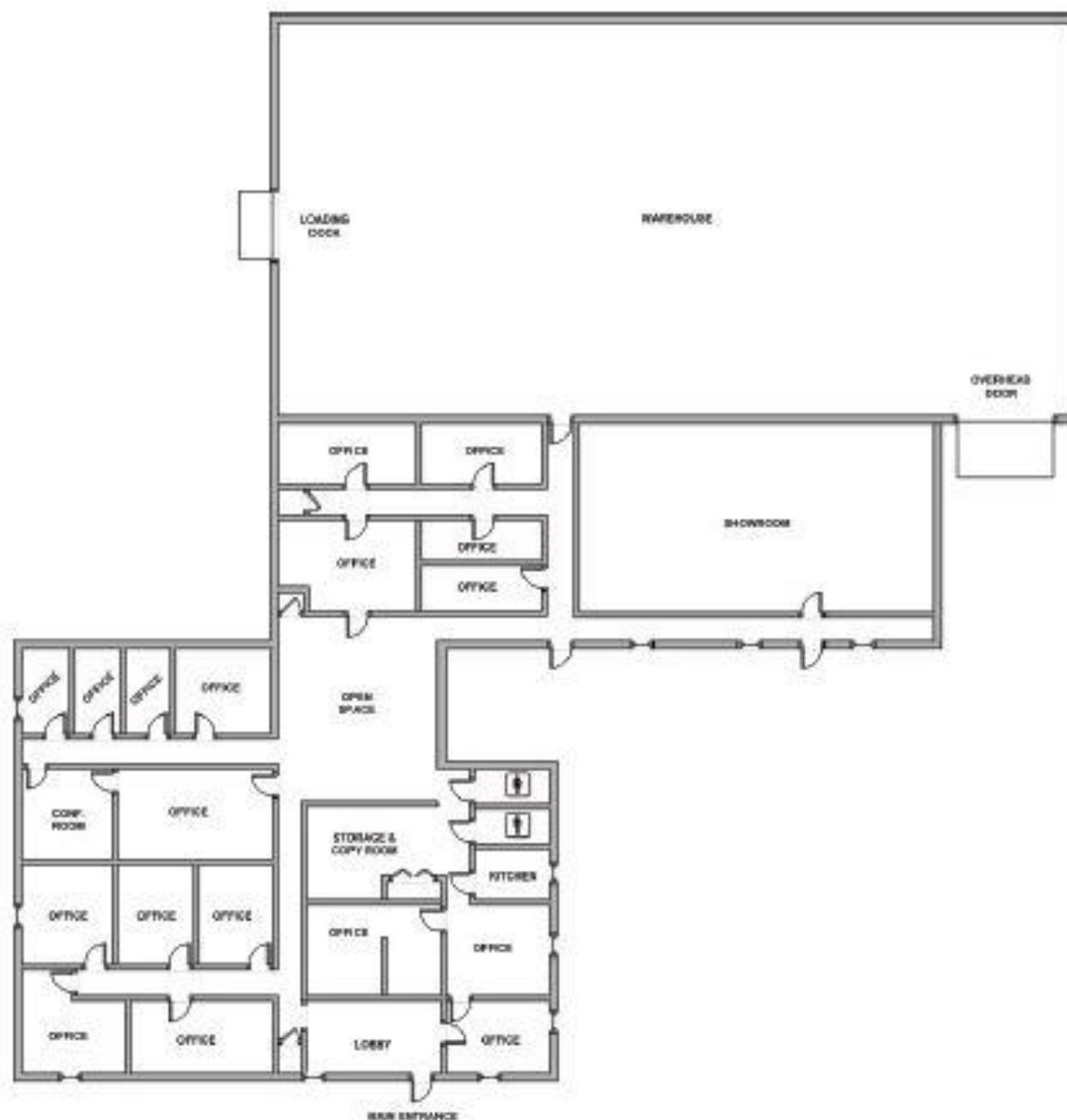
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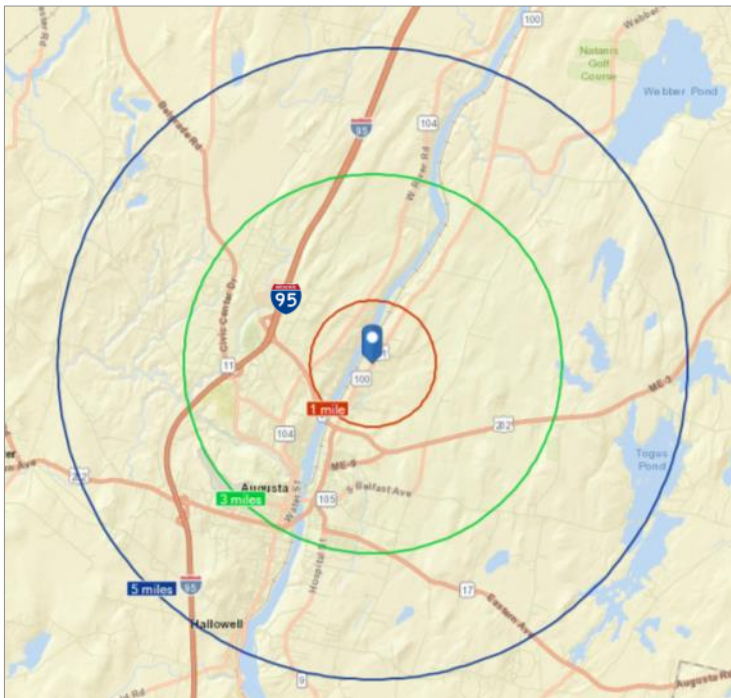
The Woodmaster of Maine building is a 10,000+ square foot office, showroom and warehouse building located 1.45+/- acres with parking for approximately 30 vehicles. It is located directly on Riverside Drive just a short distance from the relatively new Route 3 interchange that leads to either I-95 or to Route 3 leading to the Route 1 Belfast area.

The building is currently configured in the front section into 18+/- private offices, a conference room, reception area, small showroom, kitchen and staff area. The rear of the building is a 5,000+/- square foot semi-finished clear span warehouse with a loading dock and drive-in door.

The pricing was based upon projecting a new owner may want to open up some of the office space to allow for larger staff or showroom areas. Most office walls are believed to be non-load bearing. The listing price is over \$80,000 below assessed value.



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**AREA STATISTICS - 2017\***

	1 Mile	3 Miles	5 Miles
Total Residential	1,041	11,919	22,129
Average Household	\$50,504	\$47,212	\$52,997
Total Businesses:	123	1,022	1,994
Total Employees:	503	22,419	41,844

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 Esri Forecasts for 2017*



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