

FOR SALE/LEASE

OFFICE BUILDINGS

25-33

STONE STREET

Augusta, ME 04330

PRICE REDUCED



PROPERTY HIGHLIGHTS

- + Two buildings totaling 19,224± SF on 1.58± acres
- + 81 parking spaces
- + Located near the Cony Rotary in close proximity to the State of Maine and MaineGeneral Medical Center campuses
- + Accessed via traffic signal shared with Hannaford
- + Sale Price: ~~\$1,845,000~~ — \$1,245,000



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

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PROPERTY DETAILS

Address	25-33 Stone Street, Augusta, Maine
Owner	Local Yokel, LLC
Land Area	1.58± AC
Zoning	BP - Institutional/Business Professional
Parking	81 spaces on-site
Assessor's Reference	Map 38, Lot 120
Real Estate Taxes	\$27,614 (F/Y 2015)
Sale Price	\$1,845,000 \$1,245,000
Lease Rate	See Broker

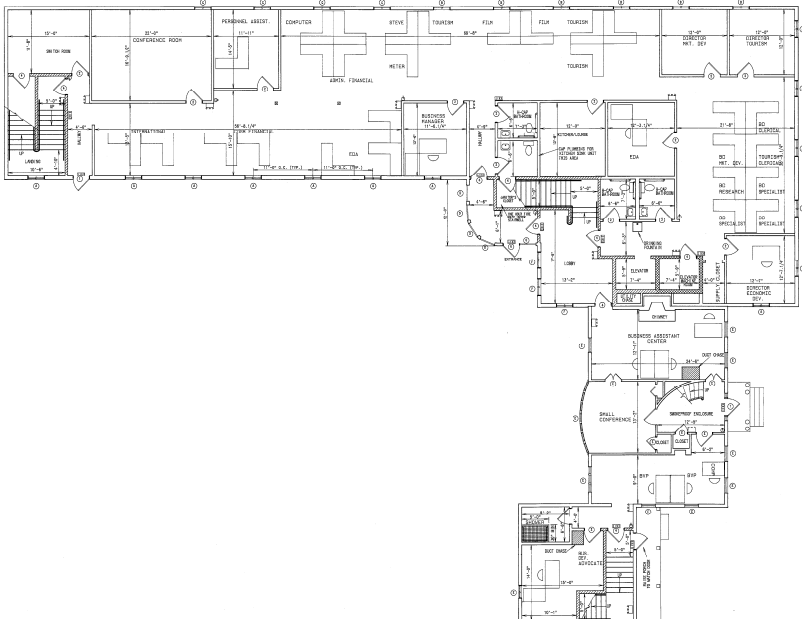
	33 STONE STREET	25 STONE STREET
Built	1939	1994
Size	15,554± SF	3,670± SF
Electricity	Three 200A feeds, One with 3-phase	One 200A feed
HVAC	Two, 300-gallon tandem oil tanks	Two, 300-gallon tandem oil tanks
	Two furnaces; Burnham V-904 & HB Smith	HB Smith furnace
	McQuay 25+ ton chiller with five VAV air handlers setup up for vertical zoning, one ductless split AC for server room, one ducted split AC system for main conference room	McQuay chiller with two air handlers
Restroom	Seven, one shower	Two
Elevator	Yes	N/A
Exterior	Vinyl Siding	Vinyl Siding
Windows	Wood, wood/vinyl hybrids	Vinyl
Lighting	Flourescent incandescent in stairwells	Fluorescent
Flooring	VCT tile & carpet	Carpet & VCT tile
Signage	One free-standing	One free-standing



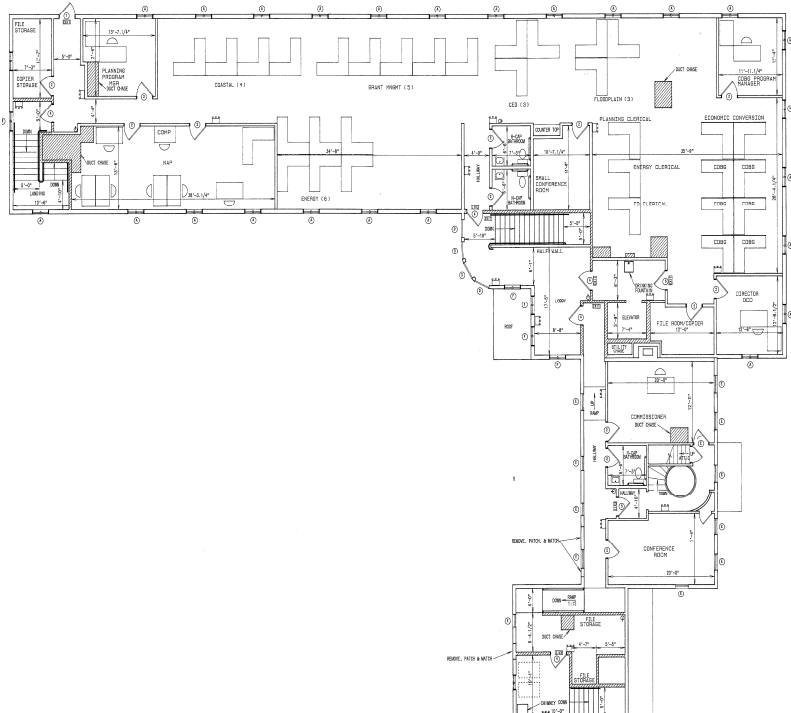
FLOOR PLANS

33 STONE STREET

FIRST FLOOR PLAN

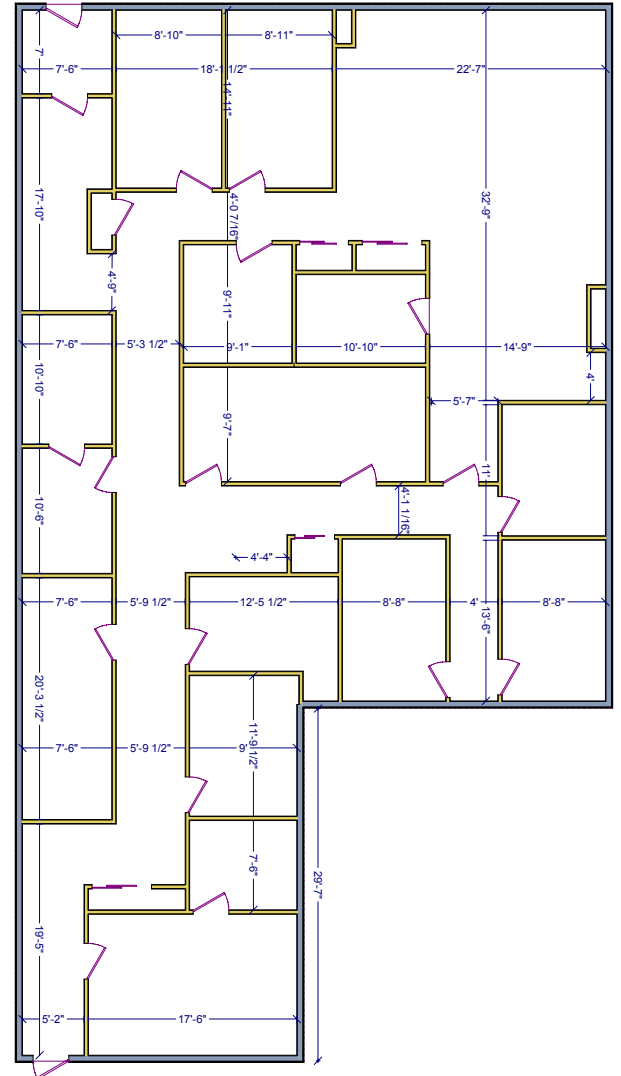


SECOND FLOOR PLAN



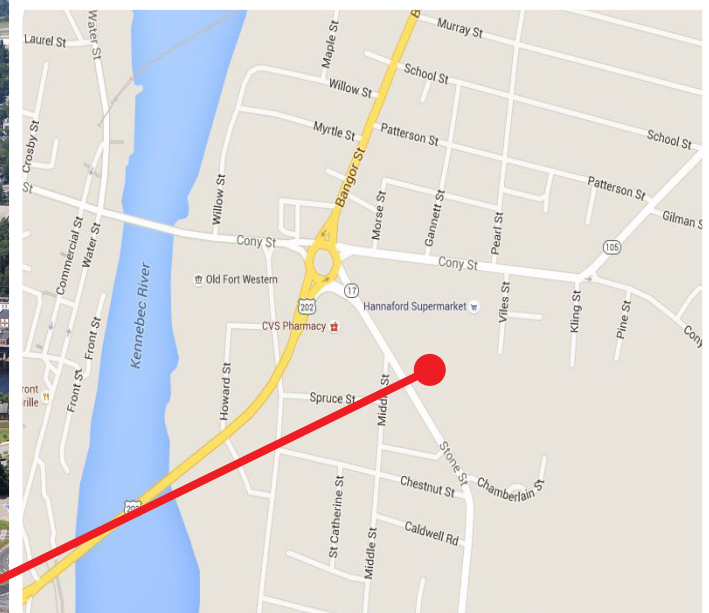
25 STONE STREET

FLOOR PLAN



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STONE STREET**
Augusta, ME 04330



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