

# FOR LEASE | DOWNTOWN RETAIL SPACE

238 Main Street | Biddeford, ME



## 2,100± SF MAIN STREET RETAIL

- Former gift shop with excellent visibility on Main Street
- Perfect location for retail, restaurant or service user
- Centrally located in thriving downtown Biddeford
- Parking available

**LEASE RATE: \$15.00/SF NNN**



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# INTERIOR PHOTOS

238 Main Street | Biddeford, ME



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**OWNER:** 4A Property LLC

**HVAC:** Forced hot air with A/C

**DEED:** Book 8271, Page 182

**UTILITIES:** Municipal water & sewer

**ASSESSOR:** Map 38, Lot 128

**ELEVATOR:** Yes

**AVAILABLE SPACE:** 2,100± SF

**SPRINKLER:** Yes

**STORIES:** Three (3)

**SIGNAGE:** On building and in elevator lobby

**CONSTRUCTION:** Masonry

**PARKING:** Available - See Broker

**RESTROOMS:** One (1) in space

**ZONING:** MSRD-1

**ELECTRIC:** 100 amp  
Separate electric meter

**LEASE RATE:** \$15.00/SF NNN



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