

**FOR LEASE | MIXED-USE, REDEVELOPMENT  
7 WILLOW STREET - AUGUSTA, MAINE**



**21,747 SF BUILDING on 1.94 ACRES  
INDUSTRIAL/ MIXED USED/ REDEVELOPMENT**

- SUBLEASE—AVAILABLE IMMEDIATELY
- Great Visibility - Frontage 460'/Willow St & 200'/Coney St
- Former grocery store, built in 1962
- Recent work done to the roof; 100± parking spaces
- Tenant Improvement Allowance negotiable

**LEASE RATE: \$6.00 SF NNN**



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# PROPERTY INFORMATION

7 WILLOW STREET - AUGUSTA, MAINE



## GENERAL PROPERTY INFORMATION

<b>LAND SIZE:</b>	1.94± Acres
<b>FRONTAGE:</b>	460± ft on Willow Street; 200± ft on Cony Street
<b>BUILDING SIZE:</b>	21,747± SF
<b>BUILDING TYPE:</b>	Retail, Industrial, Mixed Use
<b>DEED:</b>	Kennebec County, Book 1286, Page 208
<b>ASSESSORS REFERENCE:</b>	Map 38, Lot 194
<b>ZONING:</b>	Kennebec Business District 2 (KBD2)
<b>PROPERTY TAXES:</b>	\$24,015
<b>ASSESSED VALUE:</b>	\$1,213,500 (Building \$825,500; Land \$388,000)
<b>CONSTRUCTION:</b>	Metal Frame
<b>FOUNDATION:</b>	Poured concrete
<b>AGE:</b>	Built in 1962
<b>EXTERIOR:</b>	Brick
<b>FLOOR:</b>	Concrete
<b>HEAT:</b>	Propane
<b>WATER/SEWER:</b>	Both public
<b>LOADING:</b>	1 dock
<b>PARKING:</b>	100± spaces

**SUB-LEASE RATE: \$6.00 SF NNN**



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# PROPERTY PHOTOS

7 WILLOW STREET - AUGUSTA, MAINE



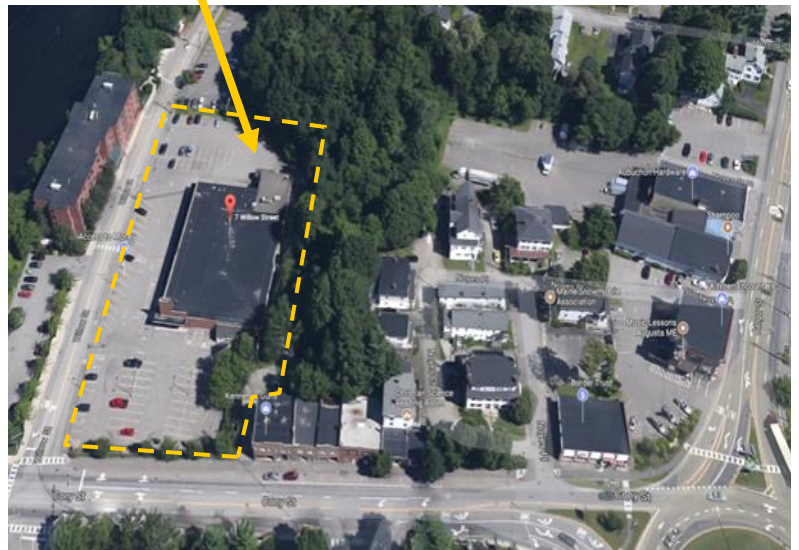
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Portion of Augusta Tax Map #38  
7 Willow St Lot #194 highlighted in yellow



7 Willow Street - Visual/Approximate Lot Boundary



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