

FOR SALE / LEASE | MID-COAST
RETAIL / OFFICE / RESIDENTIAL
521 MAIN STREET - DAMARISCOTTA, MAINE



11,472± SF • RETAIL • OFFICE • RESIDENTIAL

- Two retail units on 1st floor
- Offices on the 2nd floor
- Four residential units on 3rd floor
- Plenty of on-site parking
- Great for an owner-user
- Expansion potential for additional residential units
- 1,000 to 4,200± SF of office for lease

SALE PRICE: \$495,000.

LEASE RATE: \$11.00 PSF MG



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PROPERTY SUMMARY

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- First Floor: As mentioned earlier, the property offers (2) commercial units on the first floor and those are occupied by retail businesses: Subway and Consigning Women.
- Second Floor: The current property owner, Spectrum Generations, occupied the 2nd floor for its offices and is relocating.
- Third Floor: Currently has (4) residential units consisting of (3) 1-bedroom units and (1) 2-bedroom unit.
- Expansion Potential: A new owner could maximize future income by securing an office user for the second floor, or there may be redevelopment potential to add additional residential units on the second floor.
- All floors may be accessed via a central stairway that has an entrance from the front of the building as well as one at ground level from the rear parking lot.

GENERAL PROPERTY INFORMATION

PROPERTY TYPE:	Mixed Use (<i>commercial, retail, office, residential</i>)
SITE SIZE:	0.92± acre with 148± feet of frontage
ASSESSORS INFORMATION:	Map 8, Lot 12
ASSESSED VALUE:	Building: \$374,200; Land: \$239,800; TOTAL: \$614,000.00 (2017)
TAXES:	\$10,573.00 (2016)
DEED:	Lincoln County: Book 3928, Page 231
BUILDING SIZE:	11,472± SF (three stories)
YEAR BUILT:	1998
CONSTRUCTION:	Wood Frame
HEAT:	Forced Hot Water
ELECTRIC:	Circuit Breakers
UTILITIES:	Public water and sewer
PARKING:	Front and rear parking lots

SALE & LEASING INFORMATION

SALE PRICE:	\$ 495,000.00
SQ FOOTAGE FOR LEASE:	1,000 up to 4,200± SF of office space (2nd Floor*) <i>*This space may be accessed via central stairway from both the front & back of the building</i>
LEASE RATE:	\$11.00 PSF Modified Gross (MG)

NOTE: Contact broker for income, expense and rental details.

PROPERTY PHOTOS

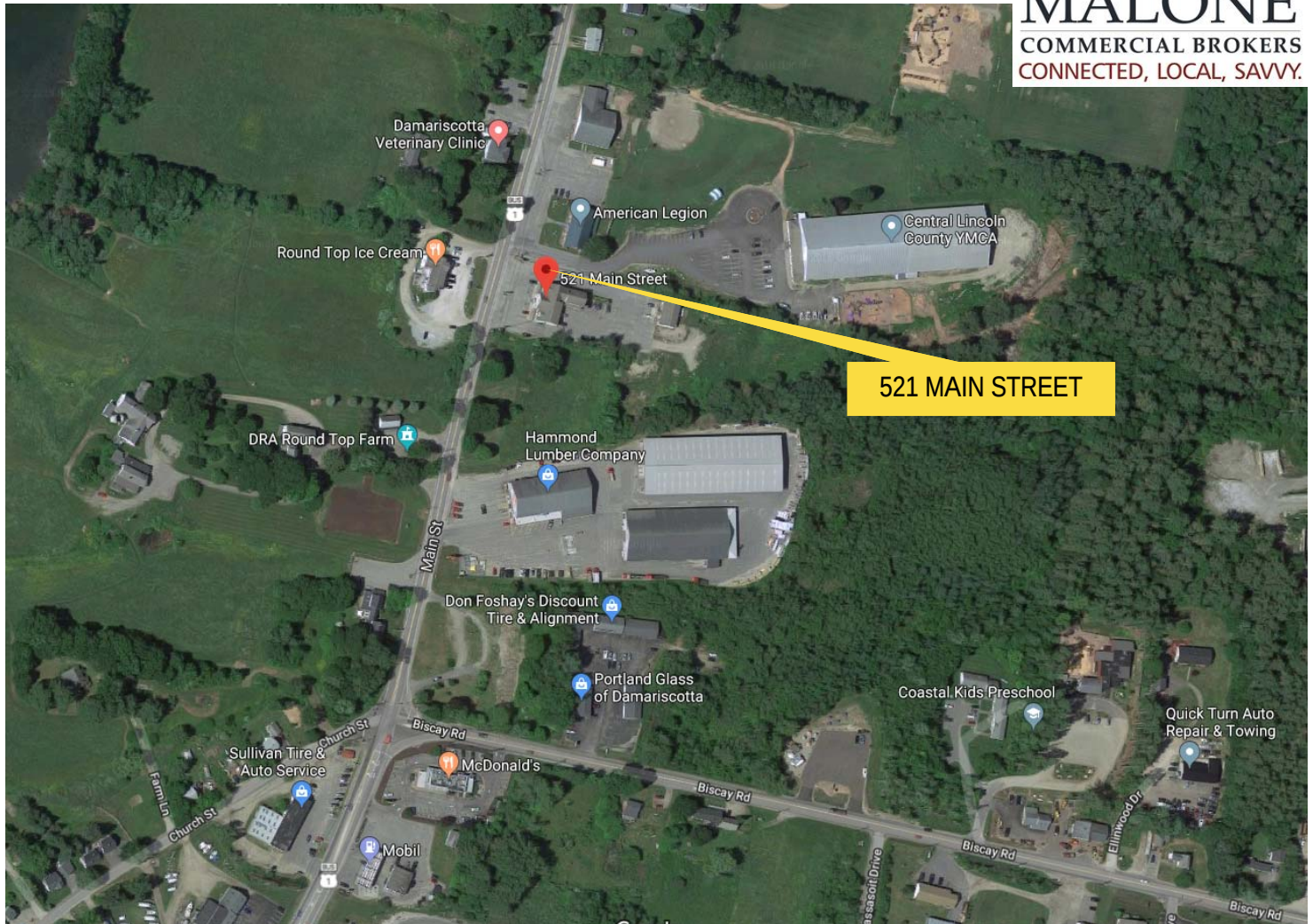
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FOR SALE / LEASE | MIXED USE

RETAIL / OFFICE / RESIDENTIAL

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Located near the head of the Damariscotta River, twelve miles from the ocean, Damariscotta is a key focal point for mid-coast Maine residents and visitors. Damariscotta's schools, library, hospital, arts community and diverse businesses provide a full range of conveniences and opportunities to residents and visitors in a historic and natural setting.

In addition to its many beautiful houses and buildings of the Colonial Period, a unique feature of interest are the oyster shell middens along the Damariscotta River, which record Indian gatherings dating back more than 2,500 years. The town's three-season waterfront offers a boat landing and a large harbor ideal for all kinds of recreational boating.



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