

FOR SALE/LEASE

OFFICE BUILDING OR REDEVELOPMENT PARCEL

586

ALFRED ROAD

Biddeford, ME 04005



PROPERTY HIGHLIGHTS

- + 3,583± SF two-story office building on 1.19± AC
- + Located on Alfred Road in Biddeford across from the Shops at Biddeford Crossing
- + High Traffic retail area with excellent visibility
- + Sale Price: \$299,000
- + Lease Rate: \$12.00/SF MG



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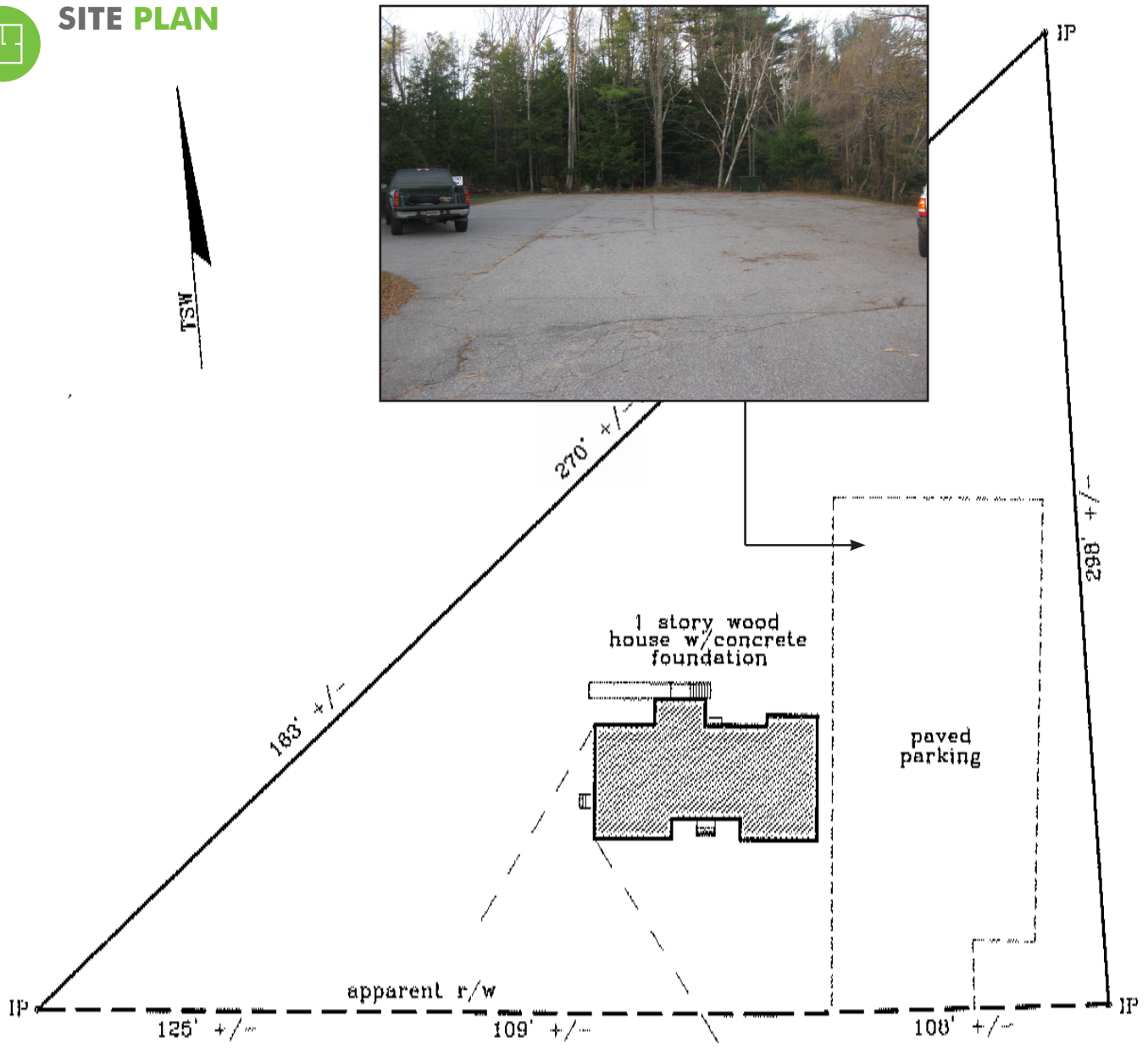
PROPERTY DETAILS

Owner	586 Alfred Road Partners, LLC
Building Size	3,583± SF
Land Area	1.19± Acres
Deed	Book 16049, Page 563
Assessor	Map 2, Block 23, Lot 3
Construction	1960 wood frame, with subsequent renovations
HVAC	Oil-fired, hot water heat; Central A/C unit
Water/Sewer	On-site well; municipal sewer
Parking	20± paved, on-site parking spaces
Zoning	B-2
Traffic Count	26,680 vehicles daily
Assessment	Bldg: \$196,500 Land: \$399,600 Total: \$596,100
Taxes	\$9,859.49 (FY 2012/2013)
Sale Price	\$299,000
Lease Price	\$12.00/SF MG





SITE PLAN



THE SHOPS AT BIDDEFORD CROSSING
Directly across from subject property



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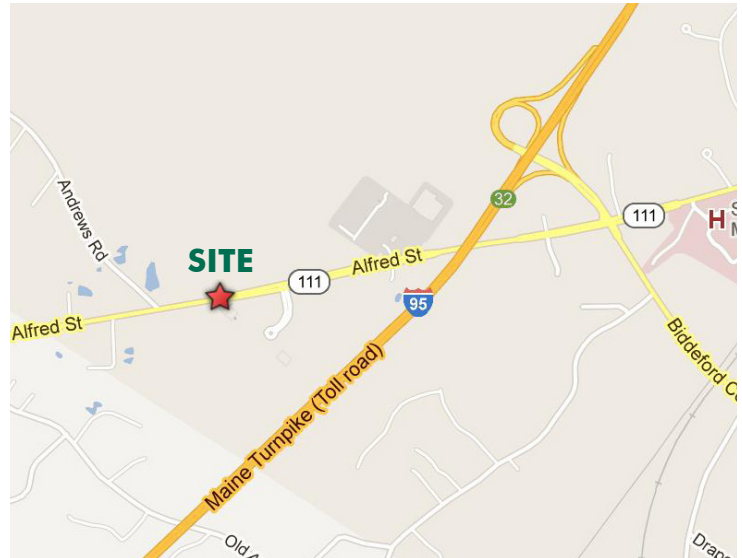


LOCATION MAP



Tenants Include

- | | |
|---------------------|-----------------|
| Target | Famous Footwear |
| T.J. Maxx | Nonesuch Books |
| Michaels | Market Basket |
| Staples | Olympia Sports |
| PetSmart | Olive Garden |
| Panera Bread | Dress Barn |
| Longhorn Steakhouse | |



CONTACT
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