

FOR SALE OR LEASE : 432 ELM STREET

Biddeford, Maine 04005



Owner: Northern Ventures, LLC

Building Size: 26,146± SF

Total Land Size: 5± acres

Available Space: 1,000 - 3,344± SF

*See reverse for individual suite sizes

Annual Taxes: \$20,830.95 (2015-2016)

Zoning: B2 - Highway Business

Assessed Value:

Building	\$ 715,000
Land	\$ 354,900
Total	\$1,069,900

Map/Lot: Map 20, Lot 1

Book/Page: 15140/30

FOR SALE OR LEASE

Sale Price: \$1,900,000
Lease Price: \$5.95/SF NNN

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Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

CONTACT INFORMATION

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Available Space:

Suite A - 1,762± SF

Suite D - 1,000± SF

Suite E - 2,375± SF

Roof: Rubber with stone ballast

Floors: Concrete slab

Siding: Brick and concrete block

Ceiling Height: 10' - 12'

Sprinkler System: Wet pipe

Electrical: Three phase electrical service

Heat: Suite A and E - HVAC
Suite H - LP gas FHA unit

Lighting: Fluorescent fixtures throughout

Utilities: Municipal water and sewer, LP gas

Loading Doors: Suite G - drive-in OHD

Accessibility: Close to Five Points intersection

Parking: Ample paved parking around building



