

# FOR SALE/LEASE | CLASS A OFFICE BUILDING

353 WATER STREET, AUGUSTA, ME 04330



LOCATED IN AN OPPORTUNITY ZONE



## PROPERTY HIGHLIGHTS

- Available for the first time in over 30 years
- Located at the entrance to downtown Augusta with access to the Kennebec Rail Trail
- 49,529± SF office/redevelopment opportunity
- Outstanding views of the Kennebec River/ Downtown Augusta
- Sale Price: \$3,995,000
- Lease Rate: \$10.00 - 12.00/SF NNN



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## PROPERTY DETAILS

OWNER	Edward Gall
BUILDING SIZE	49,529± SF including a 5,746± SF basement
AVAILABLE SPACE	7,679 - 49,529± SF
LOT SIZE	0.41± Acres
NUMBER OF STORIES	Four (4)
YEAR BUILT	1928
ASSESSOR'S REF	Map 33, Lot 286
BOOK/PAGE	2974/0167
REAL ESTATE TAXES	\$59,402.59
HVAC	Natural gas forced air with central A/C, six (6) rooftop units. Two sets of full size boilers. Sophisticated ansul and cooling system in server room.
GENERATOR	Full size Milton Cat generator on site
ELEVATOR	Yes
SPRINKLERS	Yes
CONSTRUCTION	Masonry
ROOF	Metal/tin, gable/hip
UTILITIES	Municipal water/sewer
ZONING	KBD1 - Kennebec Business 1
PARKING	Approximately 140± SF spaces. See Broker for details.
LEASE RATE	\$10.00 - \$12.00/SF
NNN EXPENSES	\$3.50/SF includes real estate taxes, insurance , parking fees, water/sewer and basic exterior maintenance.
SALE PRICE	\$3,995,000



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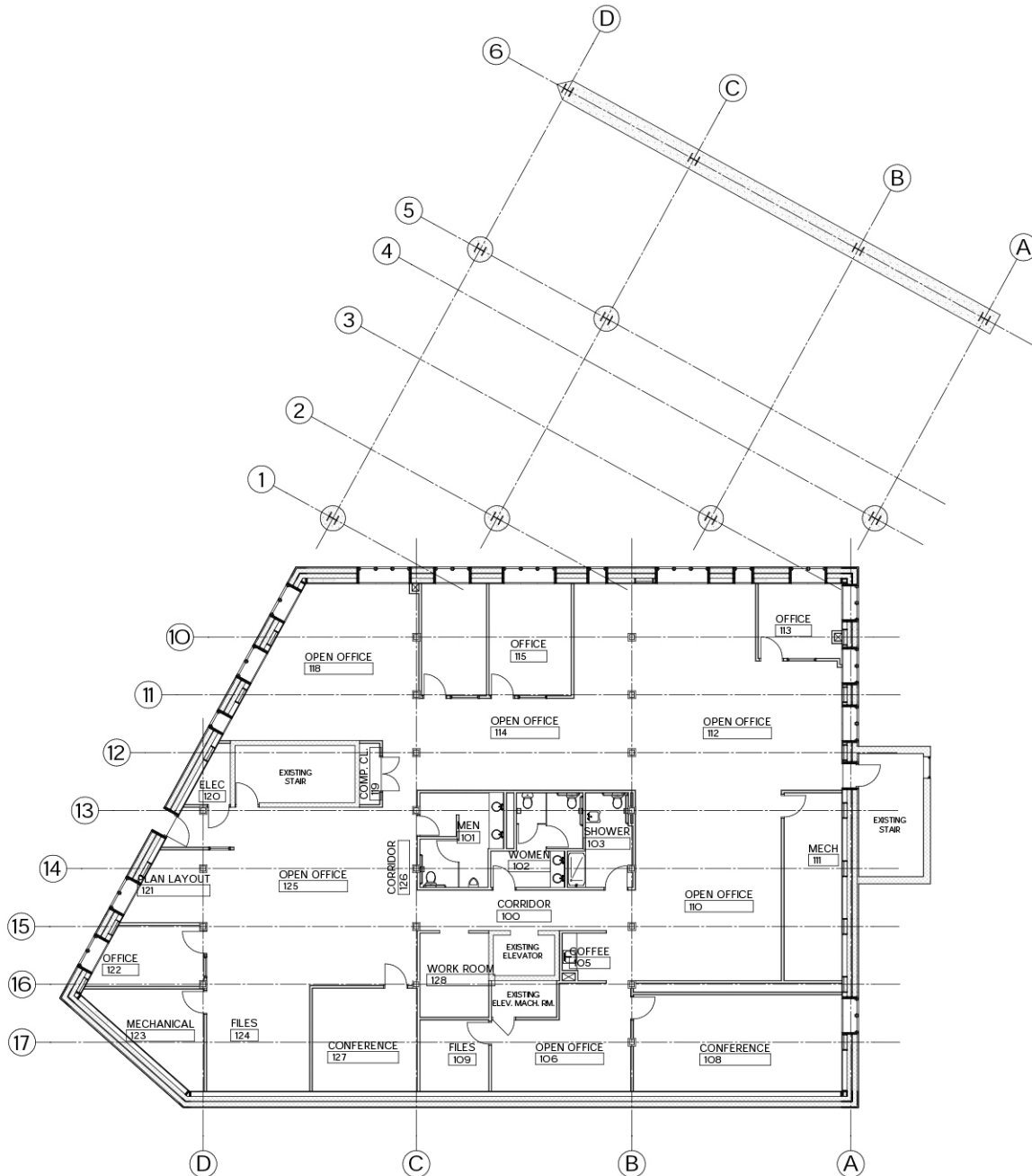


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## FLOOR PLAN - 1ST FLOOR



1 First Floor Plan  
1/8" = 1'-0"

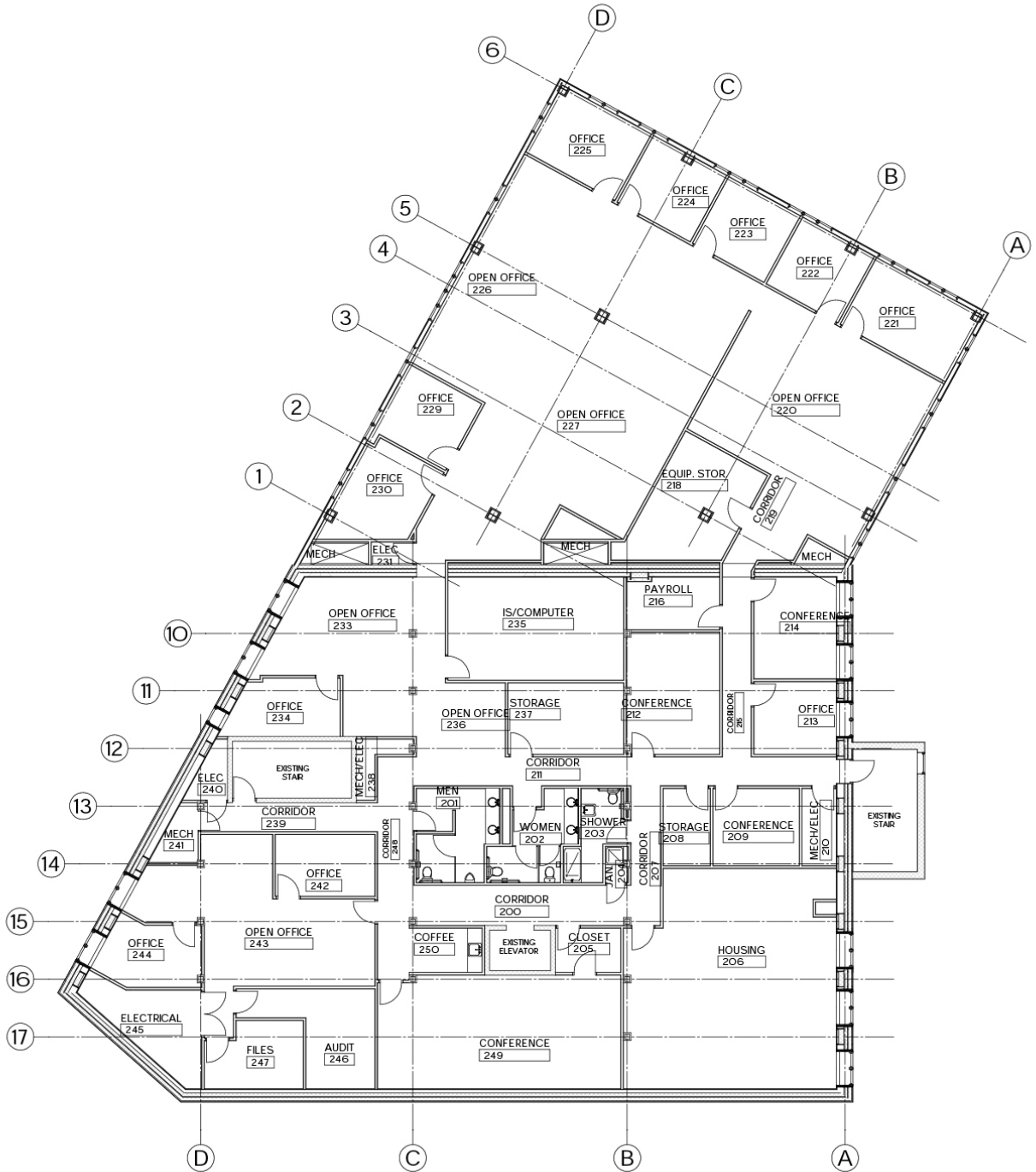


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## FLOOR PLAN - 2ND FLOOR



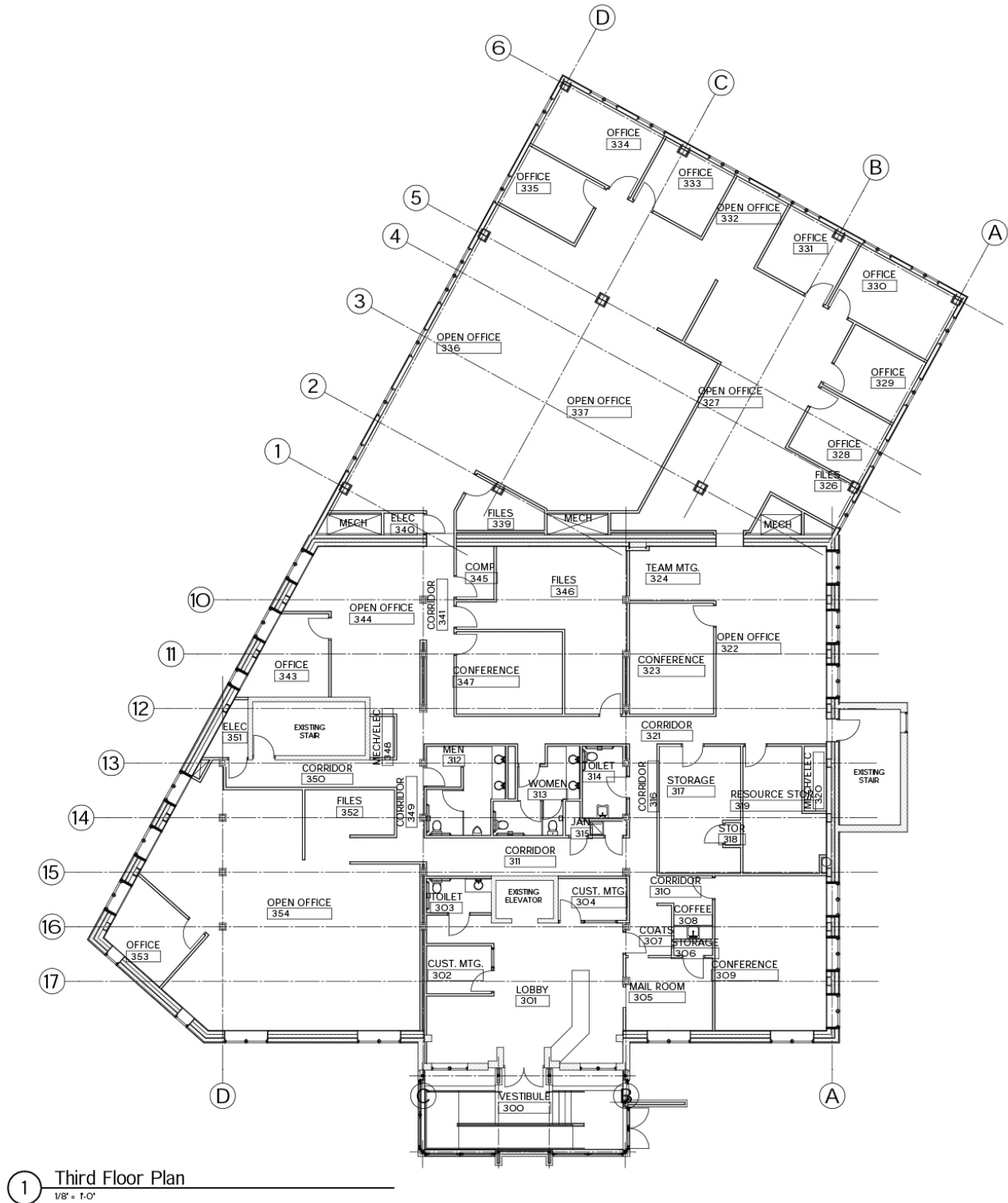
1 Second Floor Plan  
1/8" = 1'-0"

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## FLOOR PLAN - 3RD FLOOR



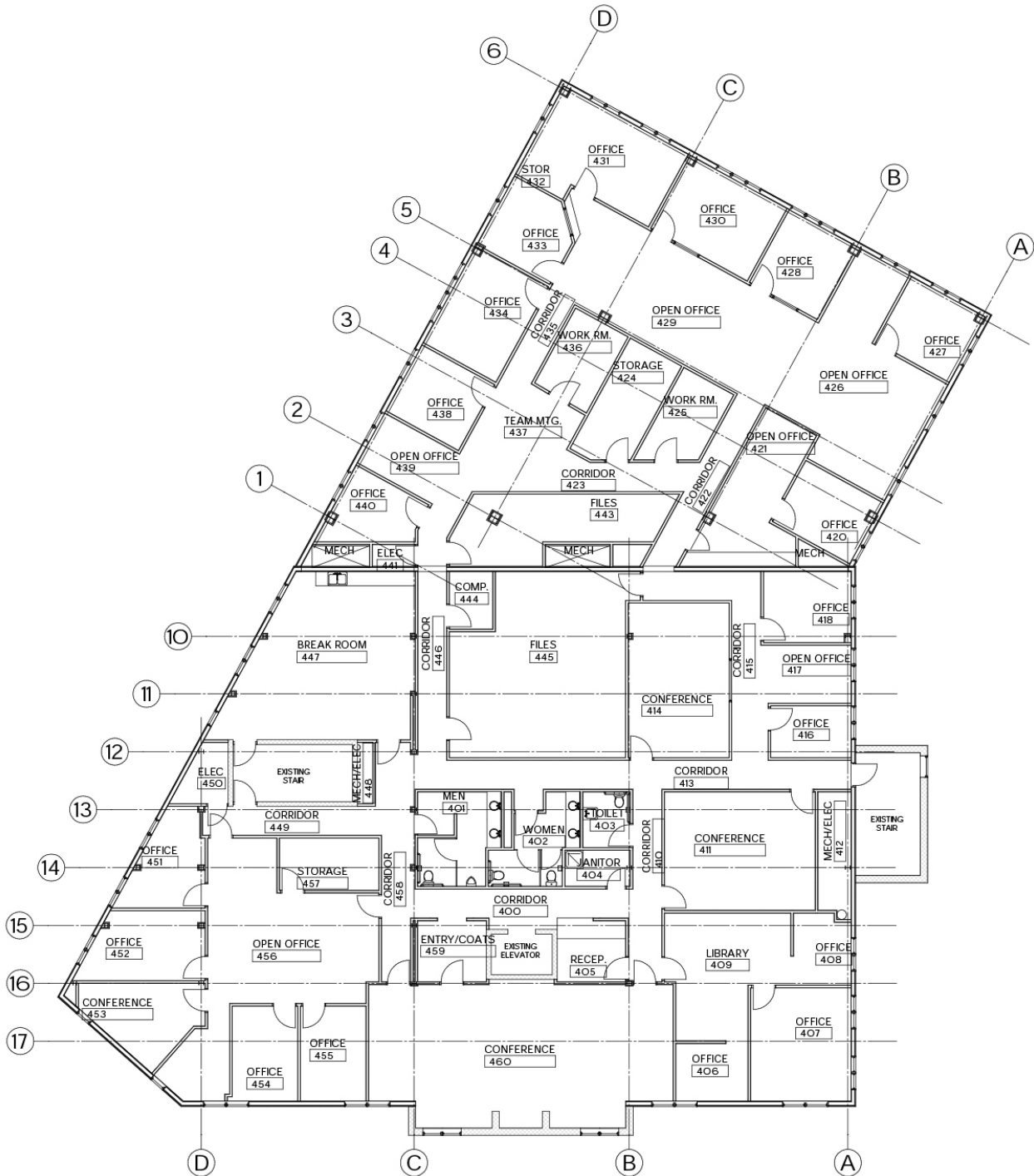


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## FLOOR PLAN - 4TH FLOOR



1 Fourth Floor Plan  
1/8" = 1'-0"



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## CONTACT US



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