

# FOR SALE/LEASE | FREESTANDING RETAIL BUILDING

89 UNION STREET, AUBURN, ME 04210



## PROPERTY DETAILS

- 23,748± SF single-story, retail building on 2.38± Acres
- Zoned GB - General Business allowing for a wide variety of uses
- Located in the hub of downtown Auburn's office market and near Hannaford Supermarket, Walgreens and Hilton Garden Inn to name a few.
- 18,500± AADT (2017/2018)
- Lease Rate: \$9.95/SF NNN
- Sale Price: \$2,495,000



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OWNER OF RECORD	Auburn Wales, LLC
ASSESSOR'S REFERENCE	Map 240, Lot 173
BUILDING SIZE	23,748± SF
LOT SIZE	2.38± Acres
AVAILABILITY	Immediate
SPRINKLER	Yes
HVAC	Four (4), roof-top, gas-fired units
ROAD FRONTAGE	375' on Union Street & 235' on Troy Street
UTILITIES	Municipal water/sewer, natural gas
SIGNAGE	Building and pylon signage opportunities
PARKING	76 parking spaces
ZONING	GB - General Business
LEASE RATE	\$9.95/SF per year (NNN)
NNN EXPENSES	\$2.19/SF per year (Real Estate Taxes)
SALE PRICE	\$2,495,000

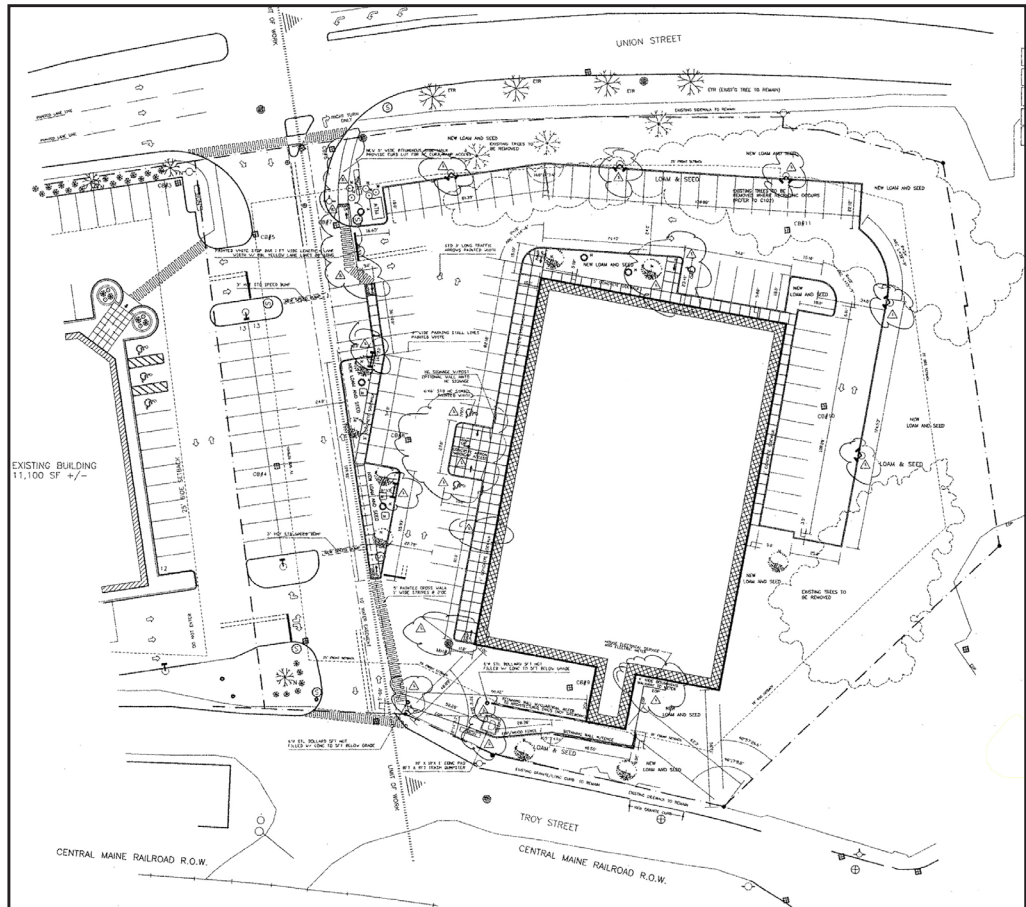


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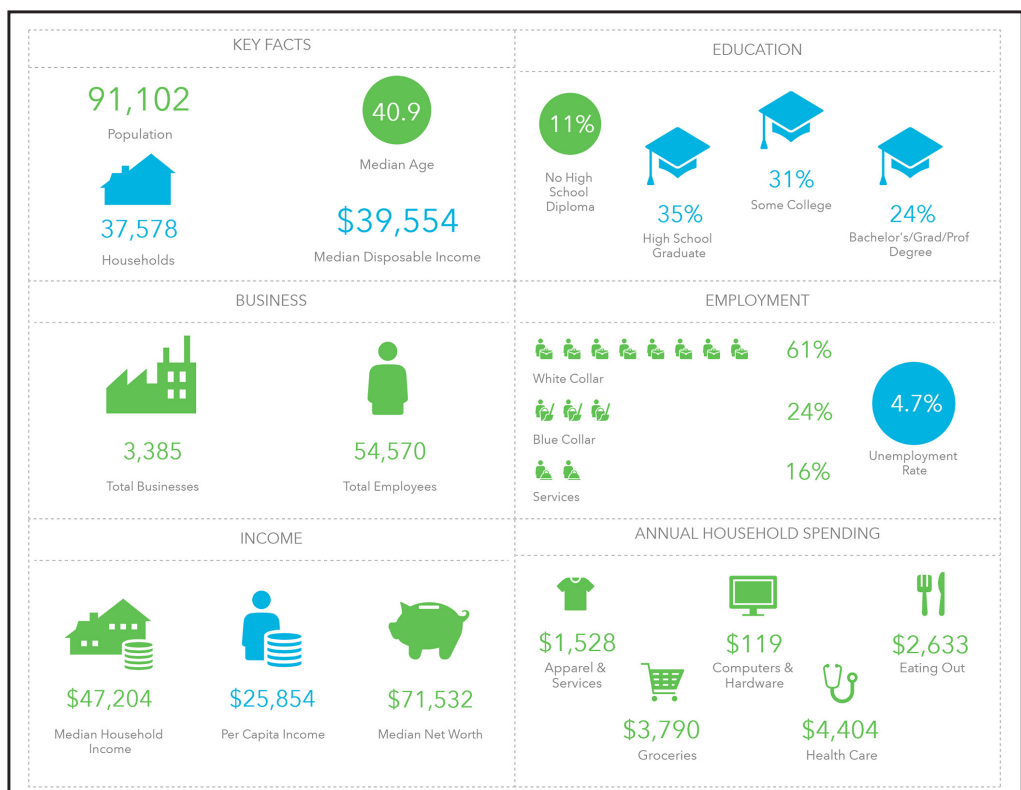
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## SITE PLAN

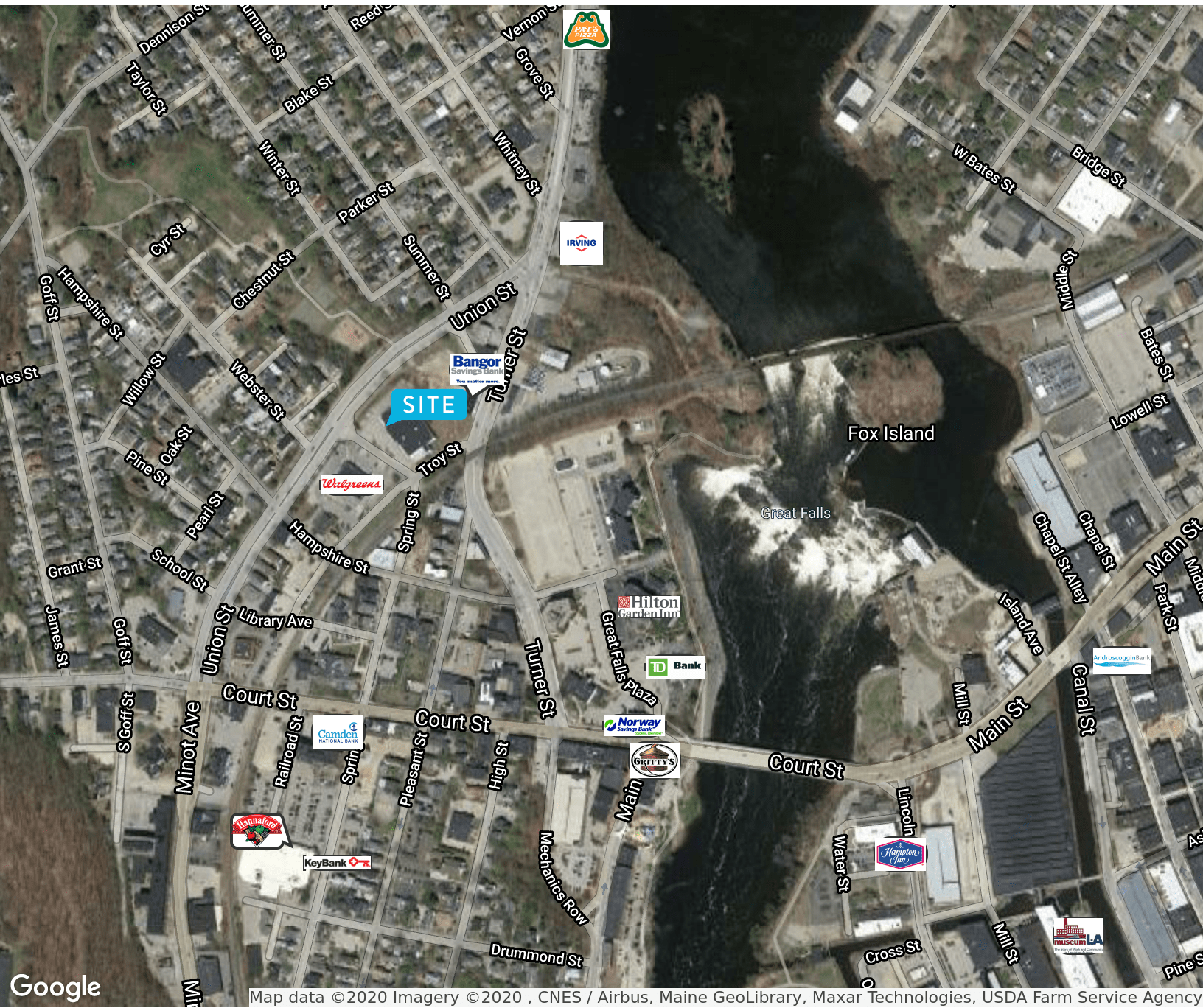


## DEMOGRAPHICS 10 MILES



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## CONTACT US



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