

FOR SALE | FREESTANDING OFFICE BUILDING

69 SEWALL STREET, AUGUSTA, ME 04330



PRICE REDUCED



PROPERTY DETAILS

- 1,888± SF on 0.15± AC
- Traffic Count of AADT 13,880
- In very close proximity to the State government campus
- Across the street from the US Post Office and Federal Building
- Significant retail area with nearby businesses including Kmart, Applebee's, Shaw's, Dunkin' Donuts, Dominos, Amatos, Friendly's, to name a few
- \$225,000



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PROPERTY DETAILS

OWNER OF RECORD	Richard S. Davies & Susan MacPherson
BOOK & PAGE	Book 5691, Page 281
ASSESSORS REFERENCE	Map 27, Lot 91
BUILDING SIZE	1,888± SF
LOT SIZE	0.15± AC
ZONING	CB - Local Business
CONSTRUCTION	1916, wood-frame
ROOF	Gable/hip with shingles
FOUNDATION	Unfinished Basement
HEATING	Oil-fired forced hot air & two (2) propane Rinnai heaters
ELECTRICAL	Circuit breakers
UTILITIES	Municipal water/sewer
PARKING	Ample, on-site parking
SIGNAGE	On building
ROAD FRONTAGE	60'
TRAFFIC COUNT	13,880 AADT
R.E. TAXES (2018/2019)	\$4,860.85
SALE PRICE	\$225,000

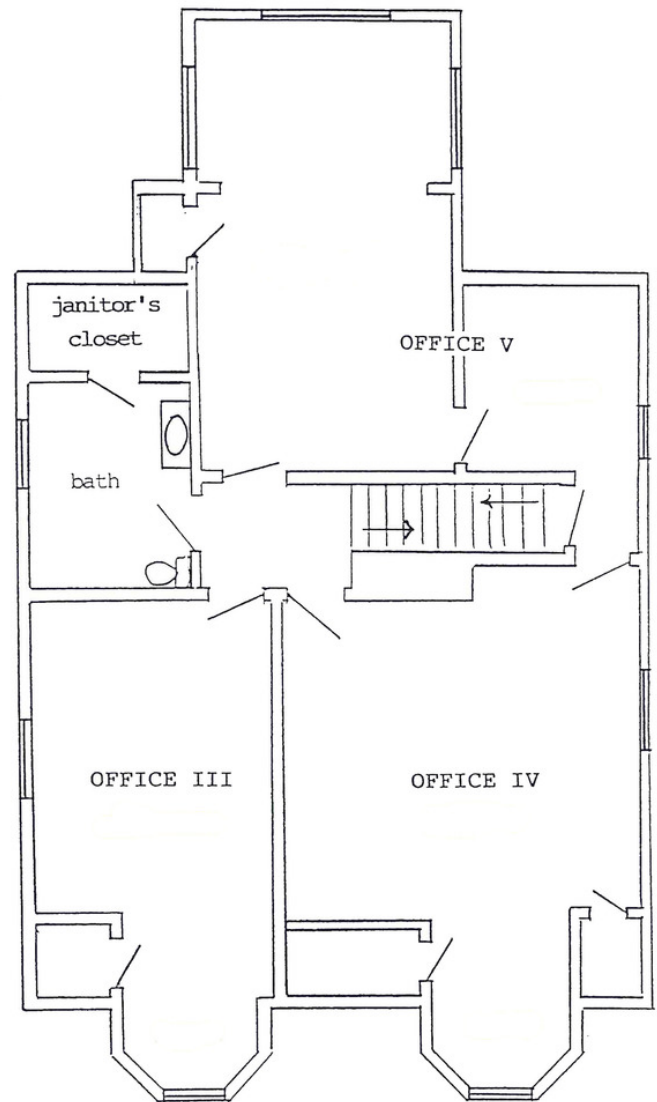
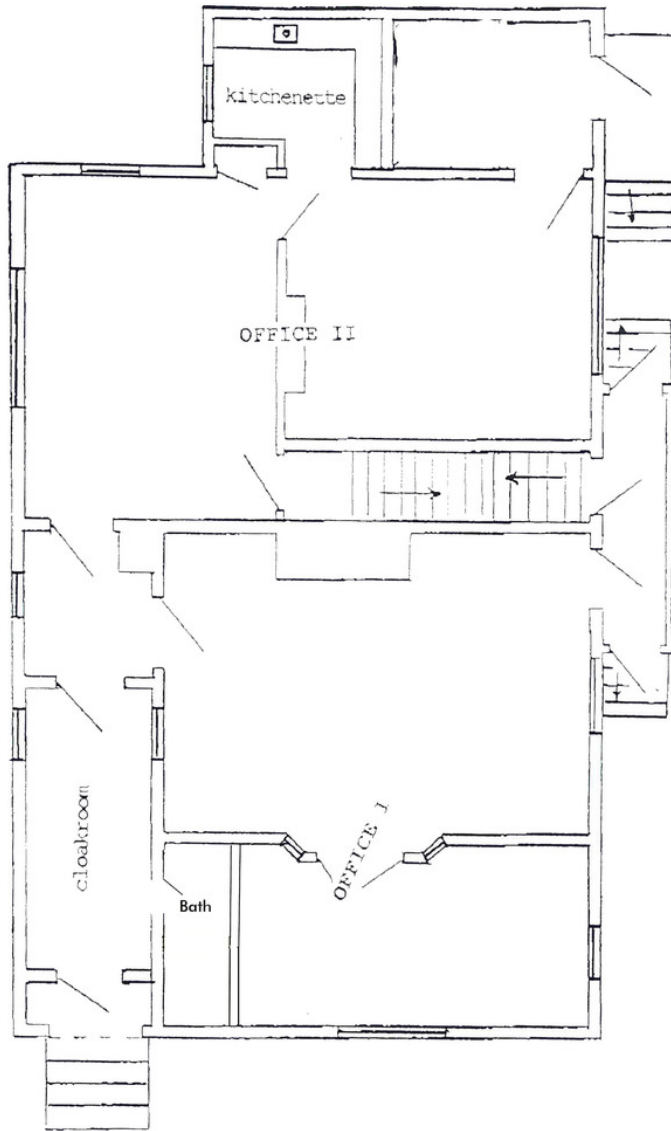


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FLOOR PLANS

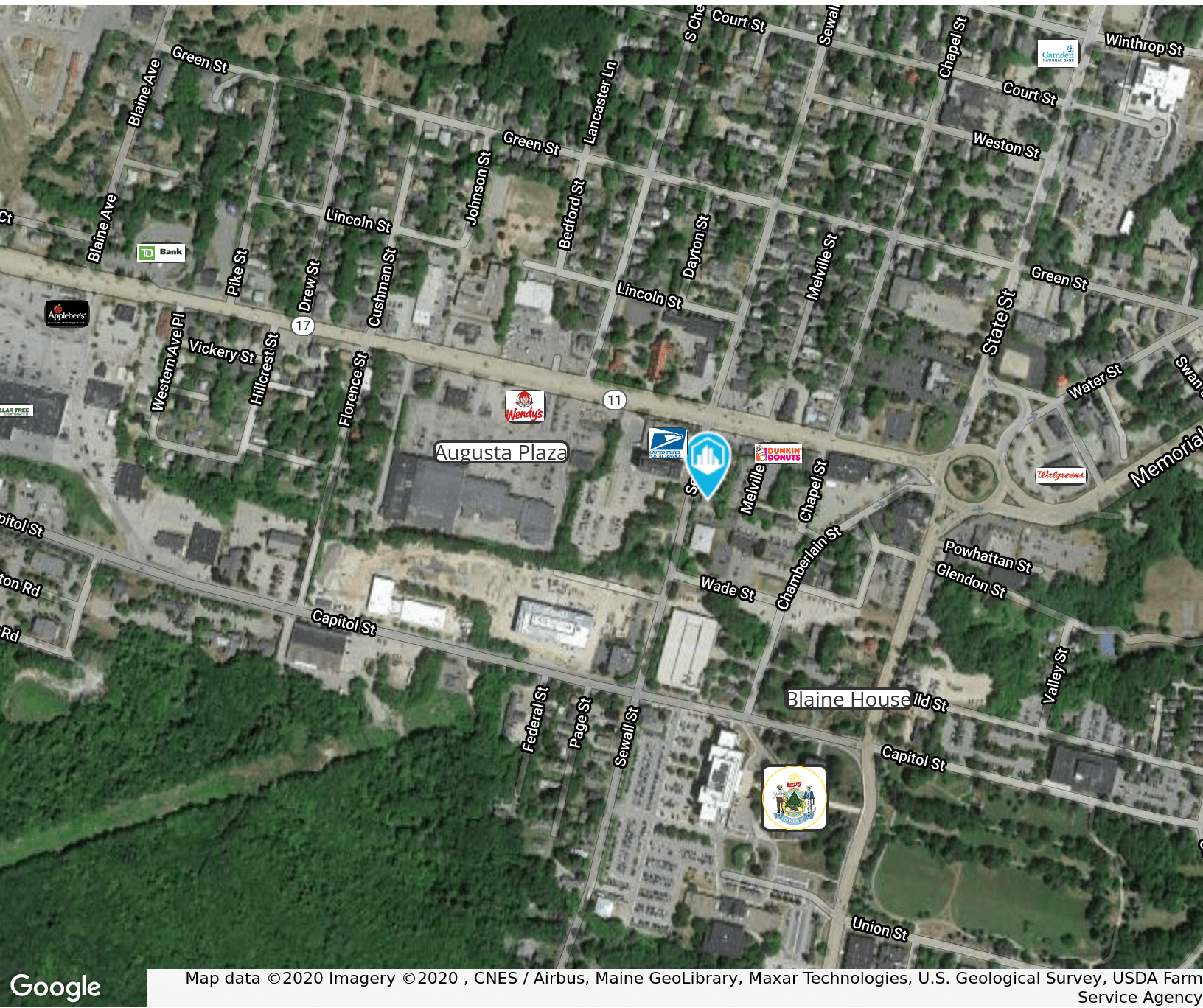


1 1ST FLOOR

2 SECOND FLOOR

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CONTACT US



NICK LUCAS
Associate Broker
+1 207.553.1792 D
+1 207.557.3513 C
nlucas@boulos.com

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