FOR SALE / LEASE | CLASS A OFFICE SPACE

500 CANAL STREET, LEWISTON, ME 04240

THE BOULOS COMPANY

PROPERTY HIGHLIGHTS

- 500 Canal Street is the cornerstone building at the entrance to Lewiston's commercial district.
- Four floors of Class A office space with sweeping views of the Androscoggin River and Downtown Lewiston.
- First floor presently built-out as a bank branch with drive-thru.
- 6,864 - 27,817± SF available January 1, 2021.
- Adjacent to abundant on-site and garage parking.
- Less than two miles from I-95 Exit 80.
- Lease Rate: $18.00/sf MG. Includes water, sewer, and heat.
- Sale Price: See broker for details.

One Canal Plaza Suite 500 Portland, ME 04101 207.772.1333 www.boulos.com

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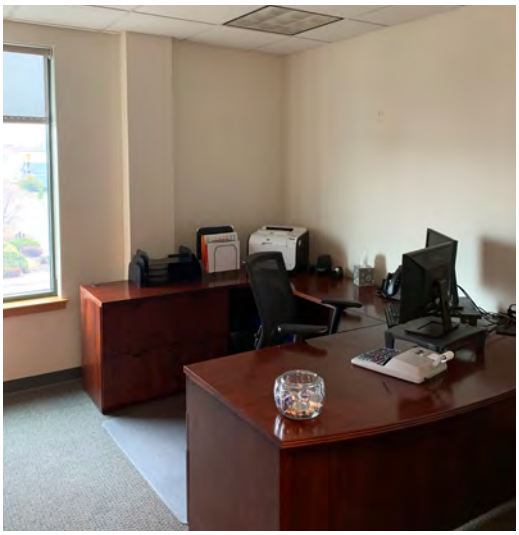
PROPERTY DETAILS

ASSESSOR'S REFERENCE	Map 196, Lot 9
BUILDING SIZE	27,817± SF
AVAILABLE SPACE	6,864 - 27,817± SF
ZONING	CV (Centreville)
YEAR BUILT	2004
# OF STORIES	Four (4)
OFFICE CLASS	Class A
HVAC	Gas-fired heat; Central A/C
UTILITIES	Municipal water and sewer (separately metered)
PARKING	Adjacent lots and garage parking
LEASE RATE	$18.00/SF MG (includes water, sewer, and heat)
SALE PRICE	See broker for details



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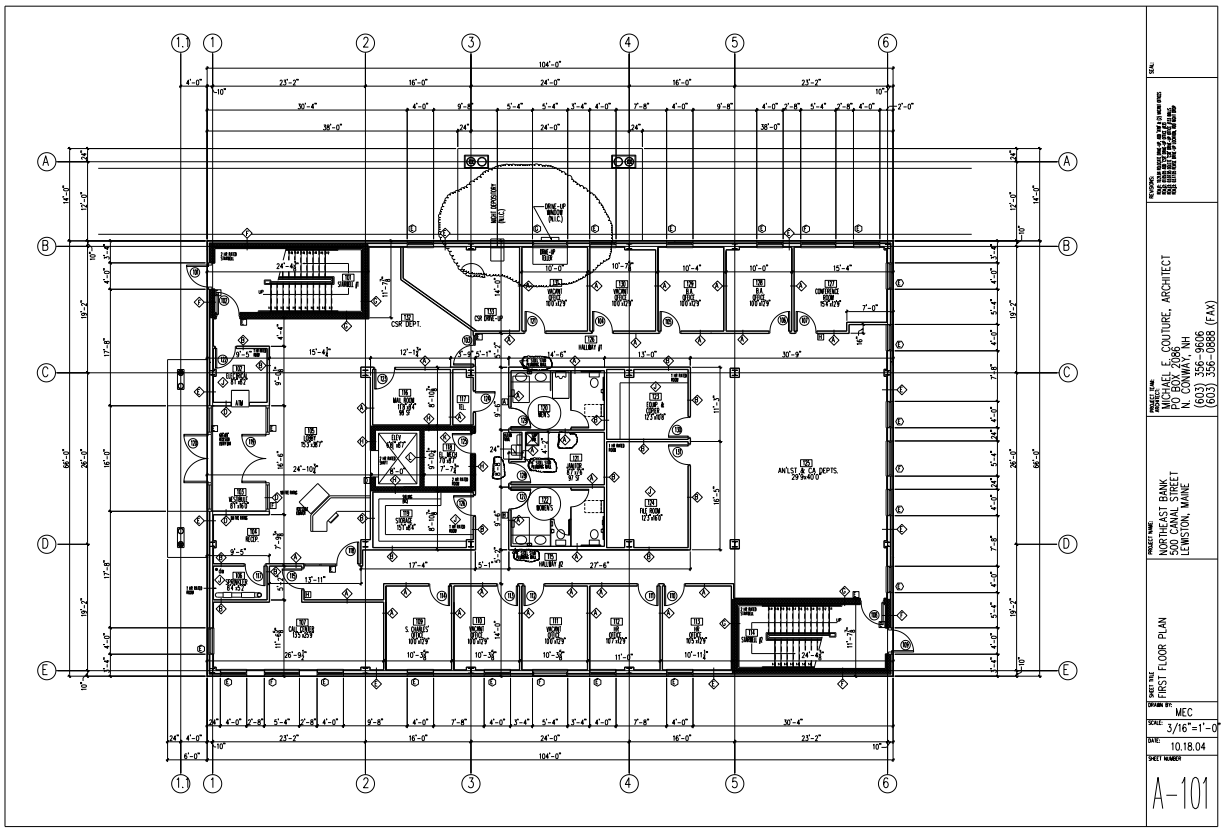
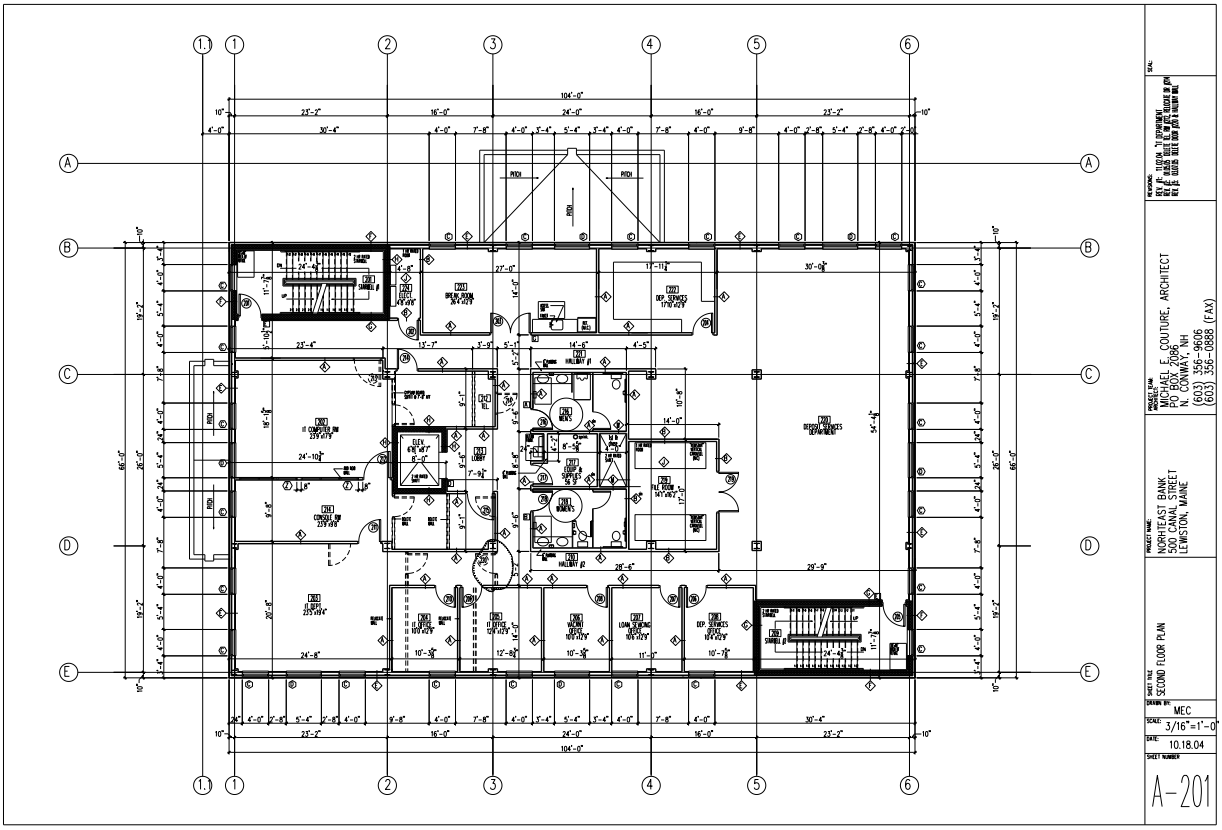
FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



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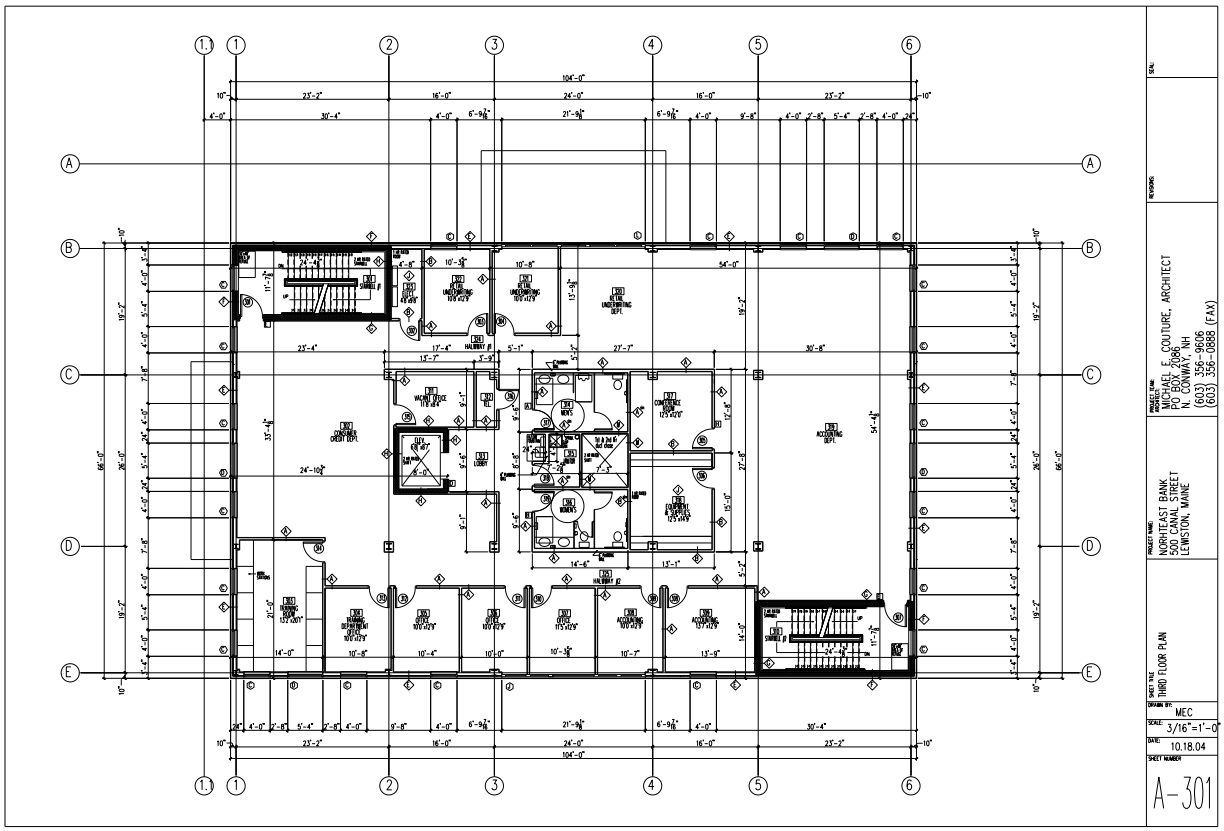
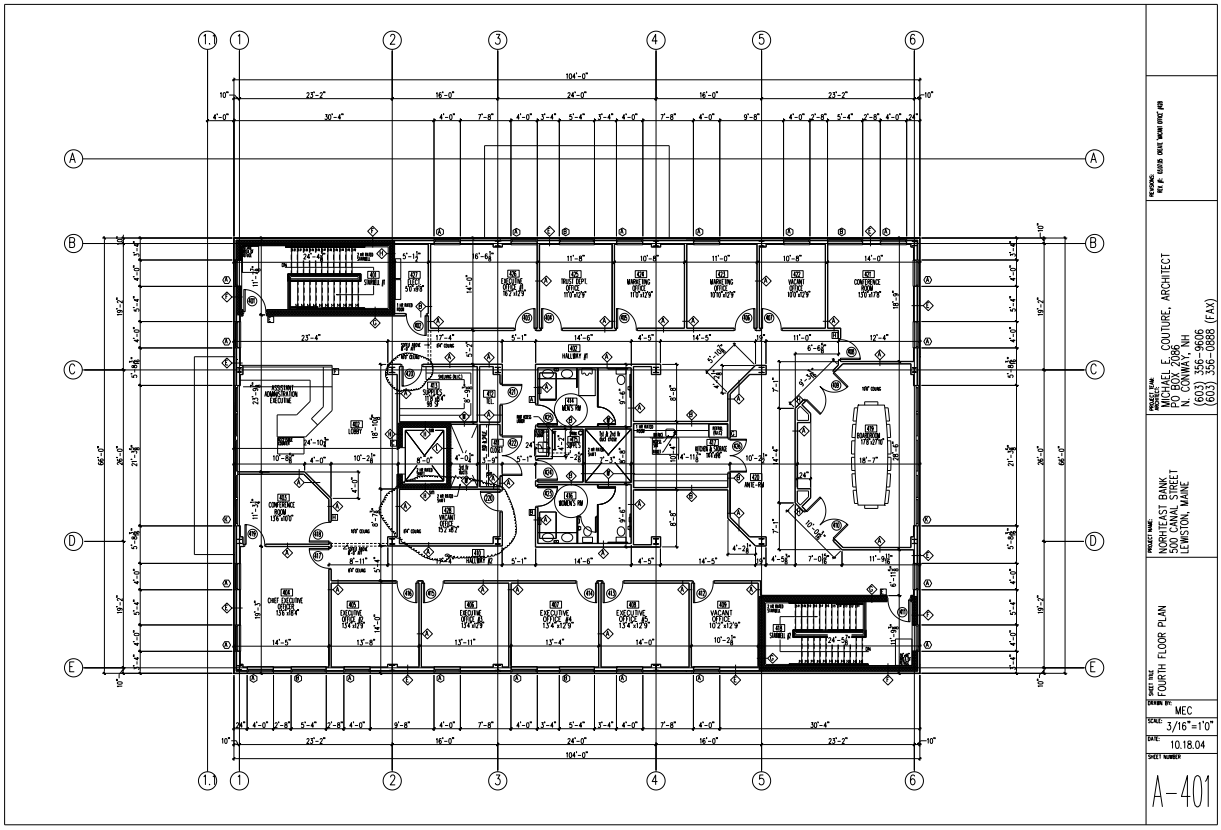
FLOOR PLANS

THIRD FLOOR



FOURTH FLOOR



ZONING - CENTREVILLE (CV)

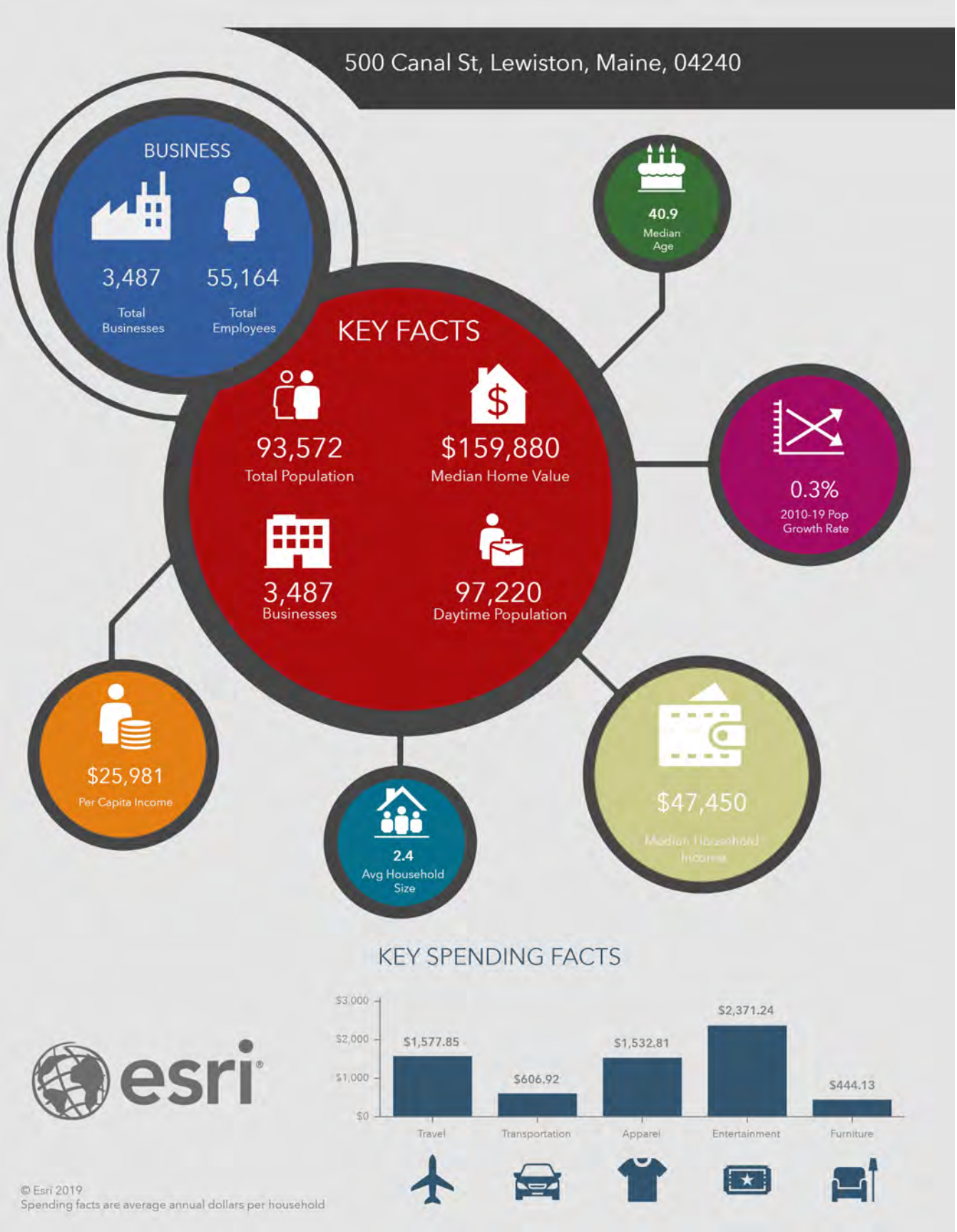
Centreville District (CV)

The purpose of the Centreville district is to encourage a concentration of economic enterprises in the central business district that is convenient and attractive for a wide range of retail, service, financial, government, professional, entertainment and appropriate residential uses in a setting conducive to a high volume of pedestrian traffic. The standards of the district will initiate economic revitalization through increased occupancy of downtown properties, improved real estate values, increased consumer activity, and encourage the restoration and preservation of historic buildings and honor the rich Franco-American cultural heritage of the community.

PERMITTED USES

- Nursery School
- Day Care Center
- Business and Professional Office
- Restaurant
- Drinking Establishment
- Hotels, Motels, and Inns
- Places of Indoor Assembly
- Arts and Crafts Studios
- Municipal Buildings and Facilities
- Hospitals
- Medical Clinics
- Academic Institutions
- Fitness and Recreation Sports Centers
- Retail Stores
- Neighborhood Retail Stores
- Personal Services

DEMOGRAPHICS



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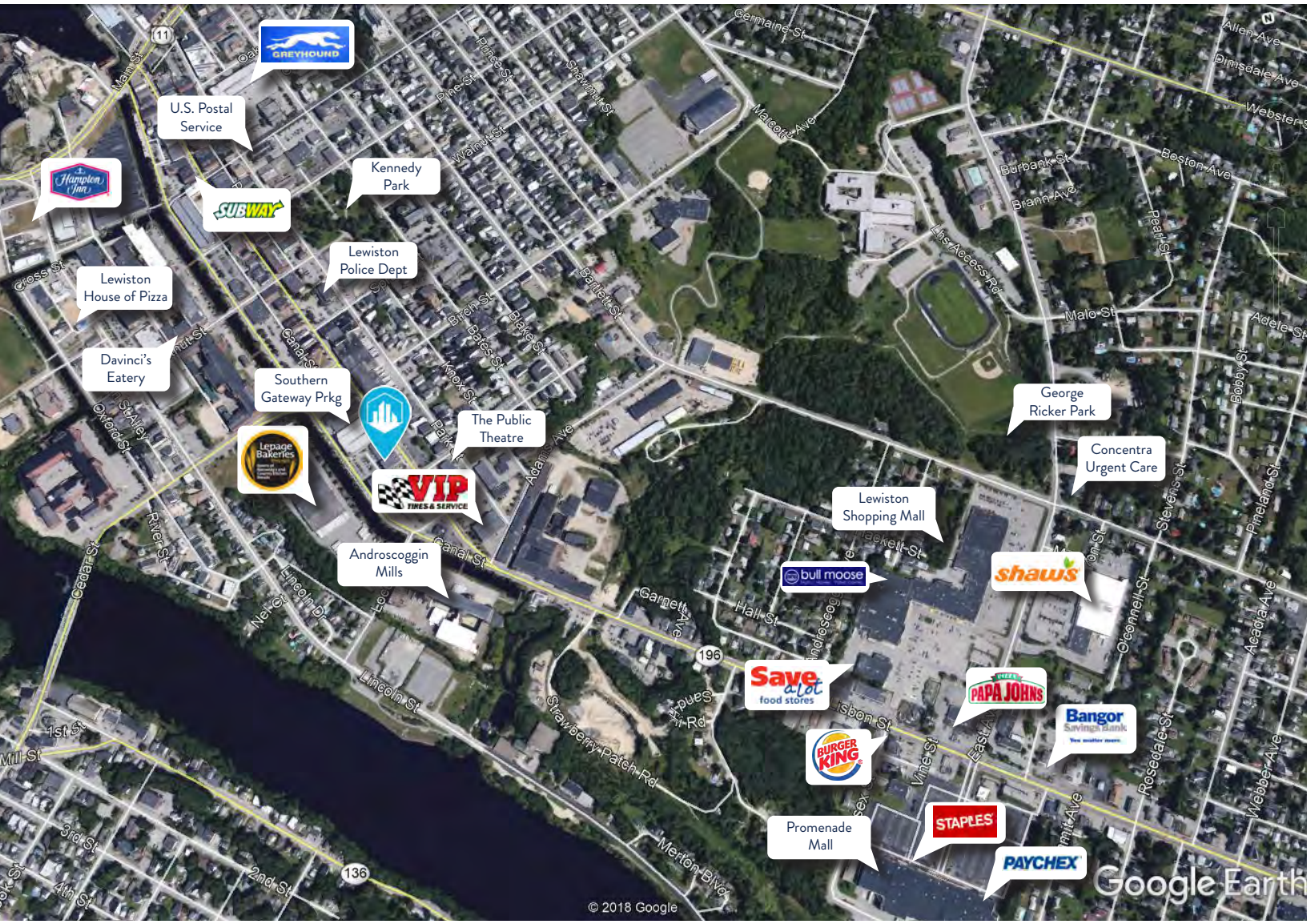

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