

FOR SALE



RETAIL REDEVELOPMENT OPPORTUNITY

800 CENTRAL STREET, MILLINOCKET, ME 04462

PROPERTY HIGHLIGHTS

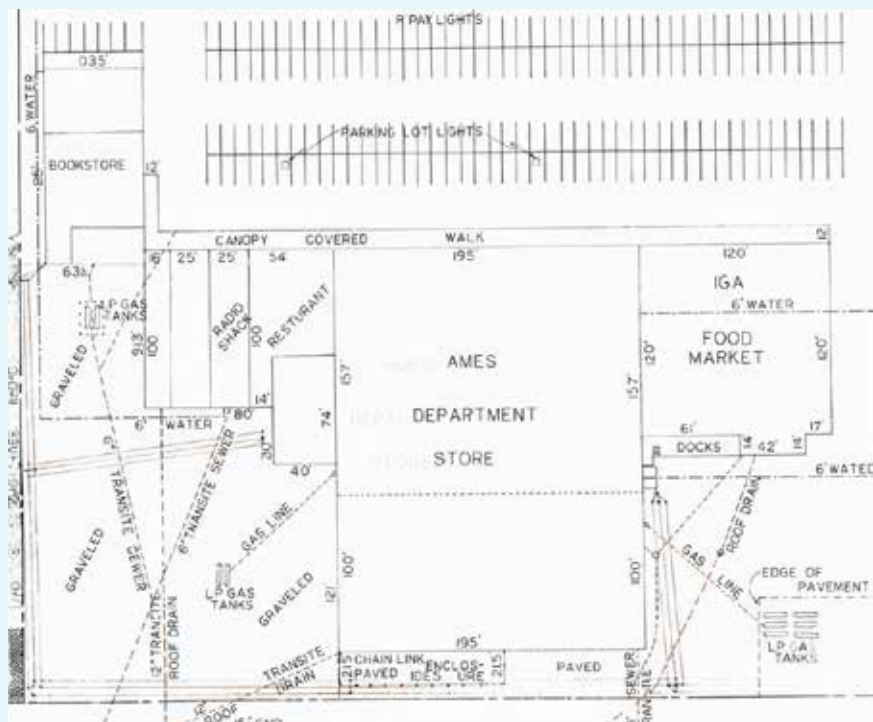
- 90,000± SF retail redevelopment opportunity on 7.26± acres
- Located in an opportunity zone, permissive zoning with public water and sewer
- Anchored by Tractor Supply Company, lease through 9/2027 with renewal options.
- Opportunity for owner-user or developer with former grocery and retail spaces.
- 560' of road frontage, 2+ acres of paved parking area
- Sale Price: \$995,000



PROPERTY DETAILS

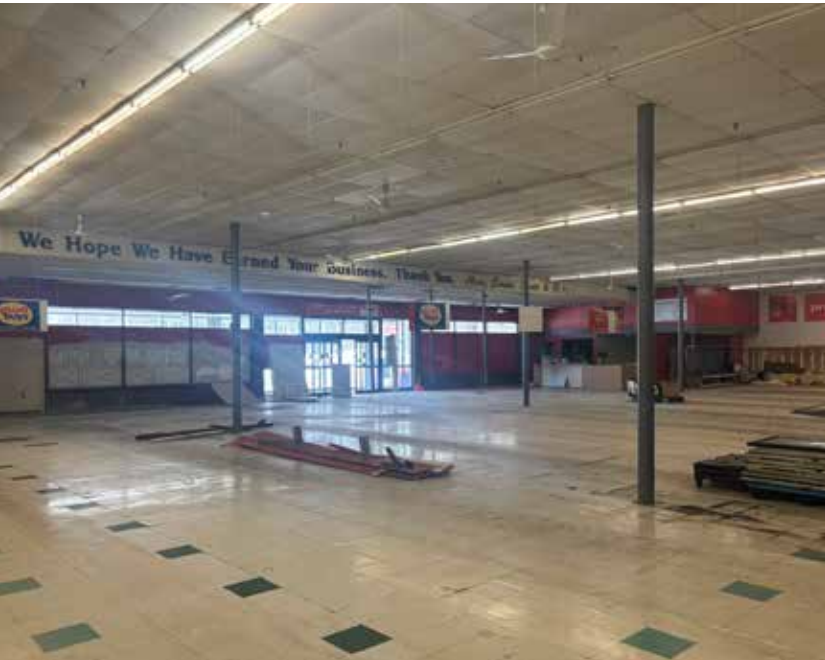
OWNER	Northeast Living, LLC
ASSESSOR'S REFERENCE	Map 10, Lot 92
DEED REFERENCE	Book 16,071, Page 138
ZONING	HC - Highway Commercial
LOT FRONTAGE	560' on Route 11, 550' on Sycamore Street
AVAILABLE SPACE	28,200± SF
BUILDING SIZE	90,000± SF
MIN DIVISIBLE / MAX CONTIGUOUS	1,200 to 14,400 SF suites available
NUMBER OF STORIES	One (1)
YEAR BUILT	1970
LOADING DOCKS	One (1) – Tractor Supply Company
DOCK HIGH DOORS	Two (2) – Tractor Supply Company, Save A Lot
CEILING HEIGHT	17' clear height, 19' to the roof deck
SPRINKLER SYSTEM	Dry system
HEATING TYPE	Propane RTUs; various, 10-20 years
UTILITIES	Municipal Water & Sewer
POWER	3-phase
AVAILABILITY	Immediately
PARKING	2± acres of paved parking area
ANNUAL R.E. TAXES	\$26,013 (2025)
SALE PRICE	\$995,000

FLOOR PLAN



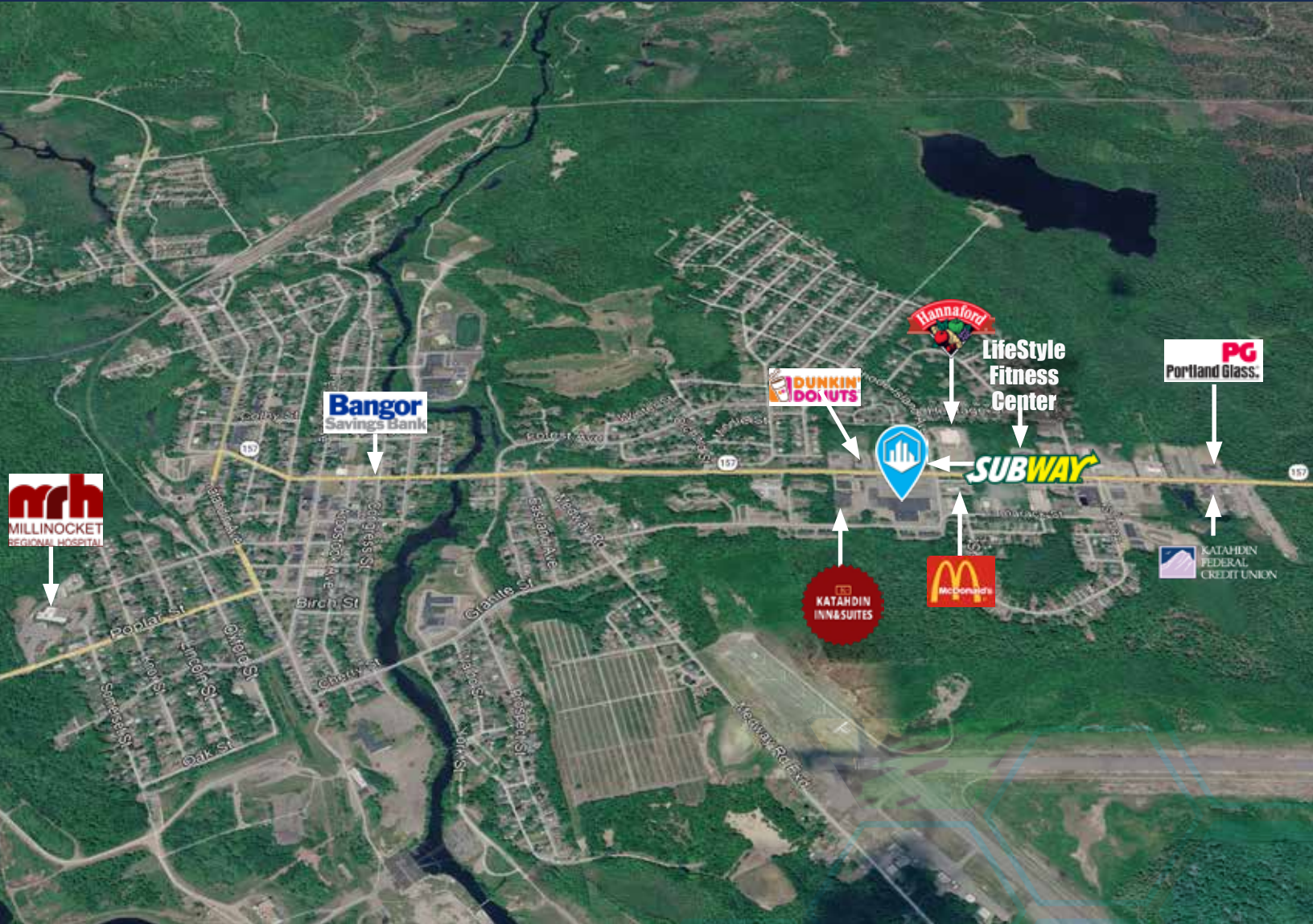
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