

# FOR SALE

## Retail/Light Industrial Buildings

### 29 Main Street Limerick, Maine



<b>PROPERTY:</b>	29 Main Street	<b>LOCATION:</b>	29 Main Street Limerick Maine
<b>PROPERTY SIZE:</b>	0.5 Acres	<b>BUILDING SIZES:</b>	Front – 1,426 sf Back – 5,000 sf
<b>MAP/LOT:</b>	022/076	<b>BOOK/PAGE:</b>	18345/253
<b>ZONING:</b>	B - Business	<b>LIST PRICE:</b>	\$650,000

Presented By:

**AKERS ASSOCIATES, INC.**  
**408 FORE STREET**  
**PORTLAND, MAINE**  
**207-774-8300**

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## Property Summary

29 Main Street in Limerick, Maine is a multi-use retail and light industrial property located in the center of Main Street in Limerick, Maine. The property consists of 0.5 acres of land running from Main Street to School Street that is located at the back of the property. The property contains a free standing 1,426 sf retail/service station along Main Street that is a former garage with 2 overhead doors, high bays and office area that is currently leased. The back 5,000 sf light industrial building was recently fully renovated and contains 2 overhead doors, cement floors, high ceilings and up-dated mechanical systems which includes an 800-amp, 3 phased electrical system. The use of either building is a rare opportunity for any purchaser to own a centrally located property that offers great visibility and many possibilities.



<b>OWNER:</b>	29 Main Street, LLC	<b>INCOME:</b>	See Broker
<b>CONSTRUCTION:</b>	Steel Structures, Insulated	<b>INTERIOR FINISHES:</b>	Sheetrock Painted Walls, Ceilings, Cement Floors
<b>SITE SIZE:</b>	0.5 +/- Acres	<b>ROOF:</b>	Front – Tar & Gravel Back – Metal, Pitched
<b>PARKING:</b>	Abundant Shared	<b>UTILITIES:</b>	Public Water & Sewer, Electricity, Propane Gas Heat
<b>HEAT &amp; AC:</b>	Front – Propane Back – Propane & Mini Splits for AC	<b>HEAT &amp; ELECTRICTY:</b>	Separately Metered, Tenant’s Expense. Back Building Electric 800 AMP, 3 Phased
<b>OVERHEAD DOORS:</b>	Overhead Doors In Both Buildings	<b>SIGNAGE:</b>	Located On Main Street

# SITE PLAN

