

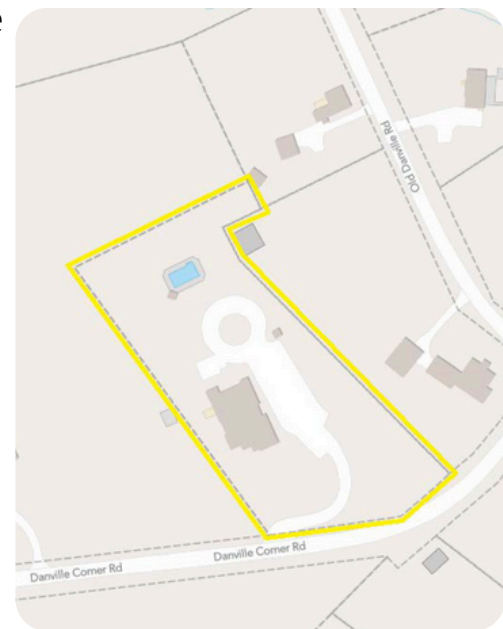
# 13-BEDROOM RESIDENTIAL FACILITY

220 Danville Corner Road | Auburn, ME



## Property Highlights

- Up-to-date 13-bedroom, 7 bath residential living facility equipped with a full commercial kitchen with hood, dining hall, common lounge and playground
- 8,548± SF of living area on two floor on 2.96± acres
- Extensive renovations in 2017
- Conceptual plans to convert to a 10-unit multi-family building consisting of 5 one-bed, 4 two-bed, and 1 three-bed units
- Stand-by generator and modern life safety systems installed
- Ideal for assisted living, intermediate care, community living, boarding, recovery, workforce housing and more
- Quiet and private location-- 4 minutes (1.3 miles) from Interstate 95 Exit 75 (Auburn)
- Lease Rate: \$11,000/Month NNN

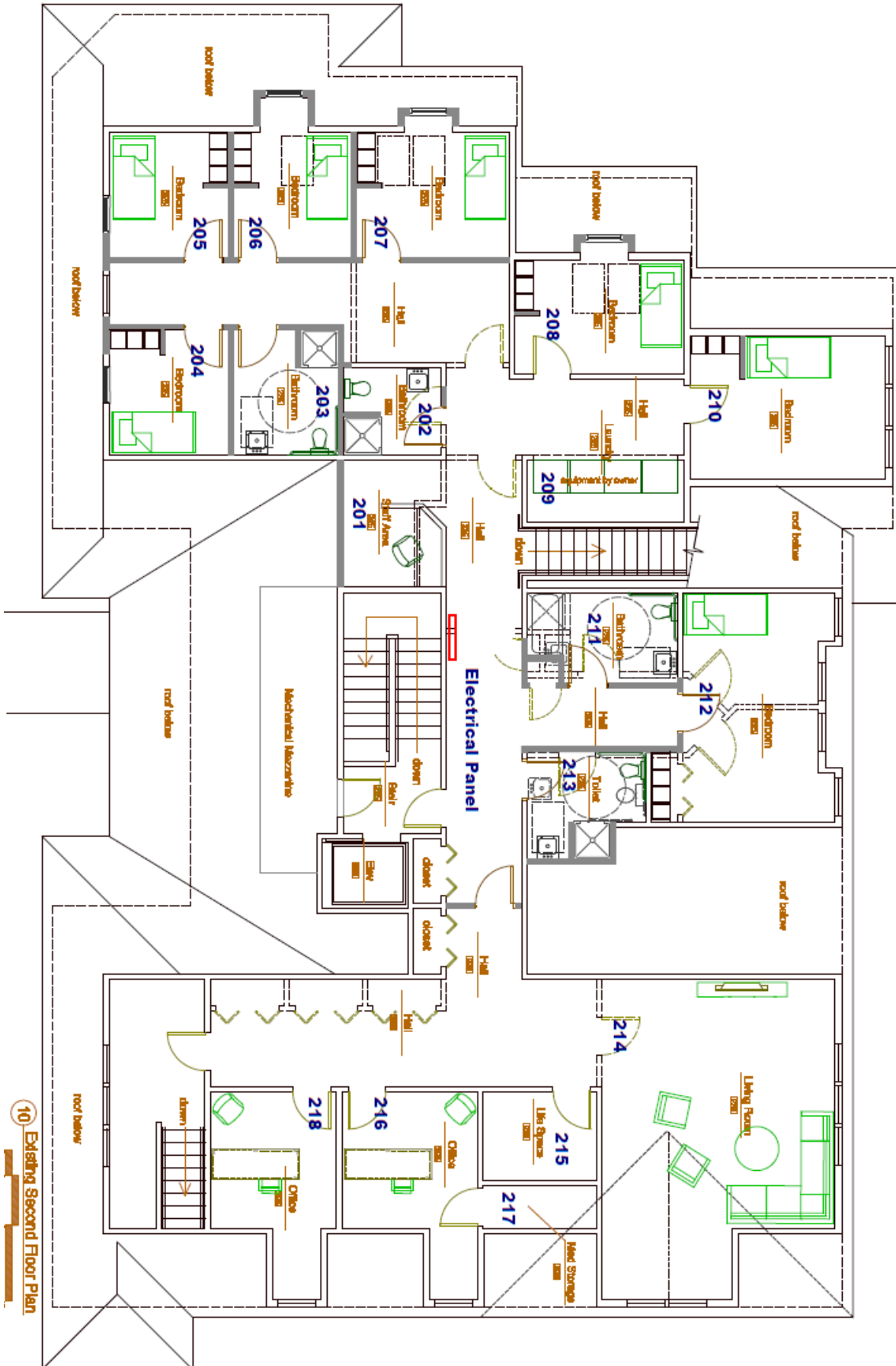


<b>Property Address:</b>	220 Danville Corner Road, Auburn, Maine
<b>Owner:</b>	TBD
<b>Map/Lot:</b>	33/4
<b>Book/Page:</b>	Book 3264, Page 213
<b>Land Area:</b>	2.96± Acres
<b>Building Size:</b>	8,548± SF
<b>Utilities:</b>	Municipal water and septic (sewer available)
<b>Parking:</b>	Large paved parking area with circle turnaround
<b>Zoning:</b>	GB - General Business
<b>Sprinkler:</b>	Yes
<b># Of Stories:</b>	Two (2)
<b>HVAC:</b>	Electric- heat pumps
<b>Year Built:</b>	1988
<b>Year Updated:</b>	2017
<b>Property Taxes:</b>	\$23,215.25 (FY 25-26)
<b>Lease Rate:</b>	\$11,000/Month NNN









10 Existing Second Floor Plan





## CONTACT



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