

MaineGeneral
Medical Center

Exit 113

Exit 112

MaineGeneral
Medical Center



Civic Center Drive

Route 3

FOR
SALE/
LEASE

DEVELOPMENT SITES

611 CIVIC CENTER DRIVE
AUGUSTA, ME 04330

PROPERTY HIGHLIGHTS

- 0.80 - 1.94± AC site with potential for multiple development pads
- Located at the lighted intersection of Route 3 and Civic Center Drive
- Great visibility and heavy commuter traffic counts making this ideal for drive-thru/QSR users, gas stations, c-stores and more
- Near MaineGeneral Medical Center, Central Maine Commerce Center and I-95 Exits 112 & 113
- Sale Price: \$595,000 - \$995,000
- Ground Lease: See Broker for details



THE BOULOS
COMPANY

COMMERCIAL REAL ESTATE

FOR SALE/LEASE | DEVELOPMENT SITES

611 CIVIC CENTER DRIVE, AUGUST 04330

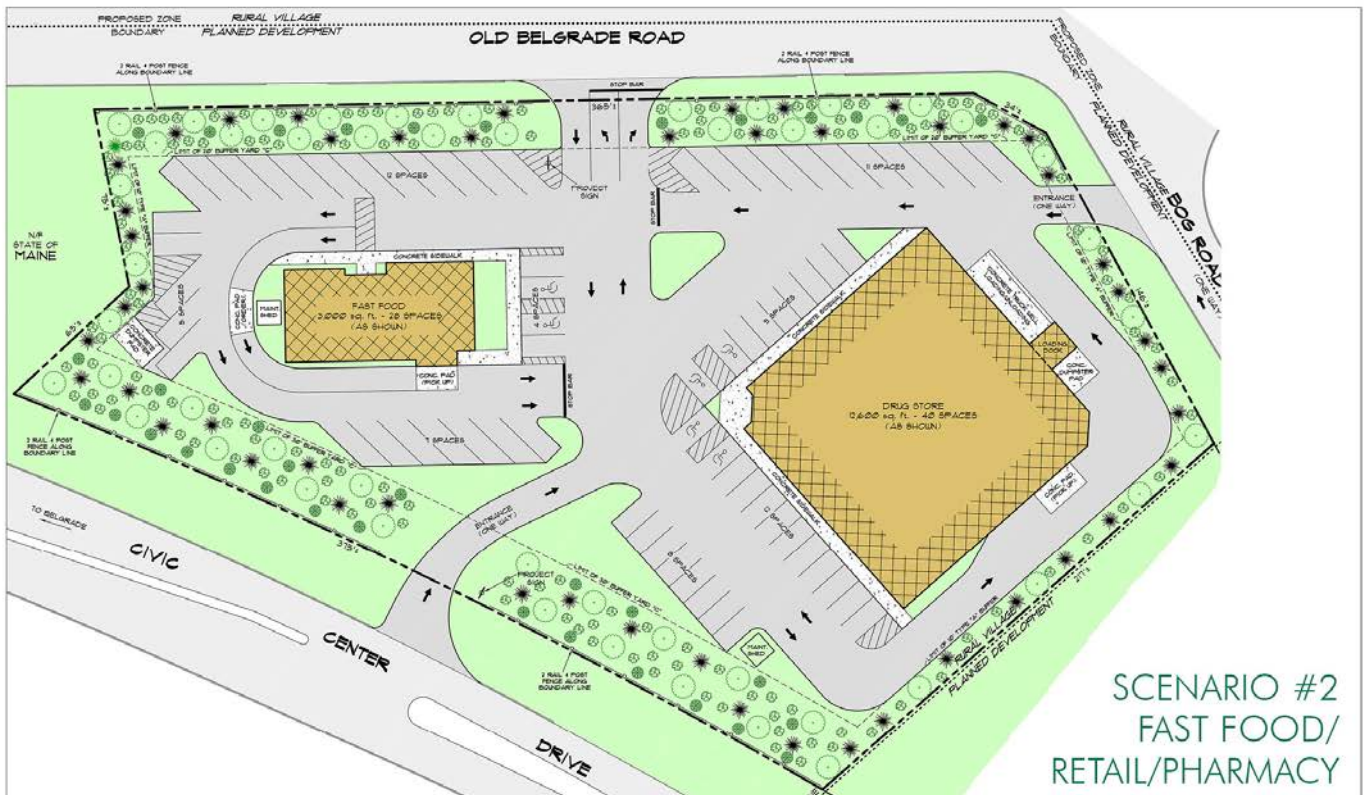
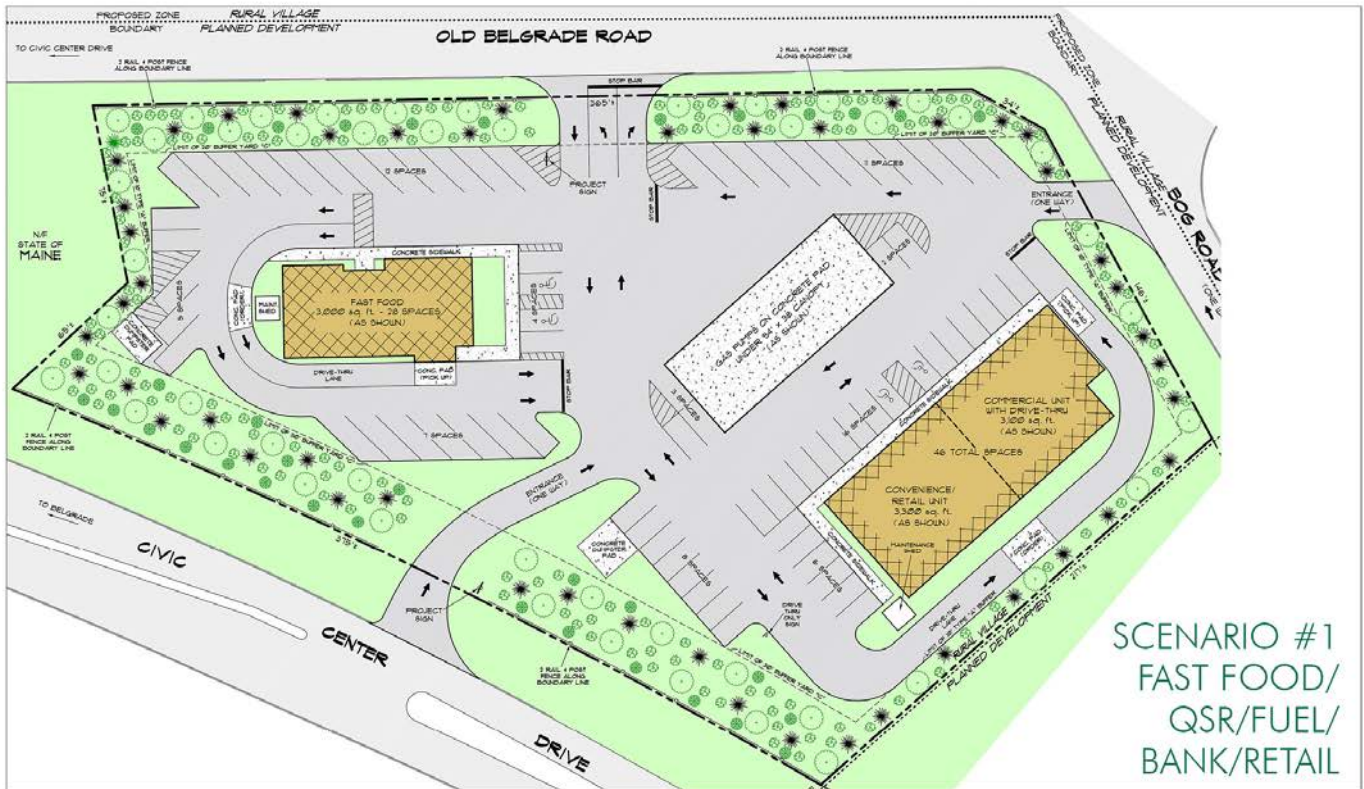


OWNER OF RECORD	Bale, LLC
LOT SIZE	0.80 - 1.94± AC
REGISTRY OF DEEDS	Book 10971, Lot 74
MAP / LOT	Map 80, Lots 9, 9B & 9C
FRONTAGE	400'± Old Belgrade Road 257'± Civic Center Drive 160'± Old Bog Road
ZONING	RV - Rural Village
AREA BUSINESSES	Maine General Medical Center, Central Maine Commerce Center, State of Maine, Army National Guard and many more
SALE PRICE	\$595,000 - \$995,000
GROUND LEASE RATE	See Broker for details



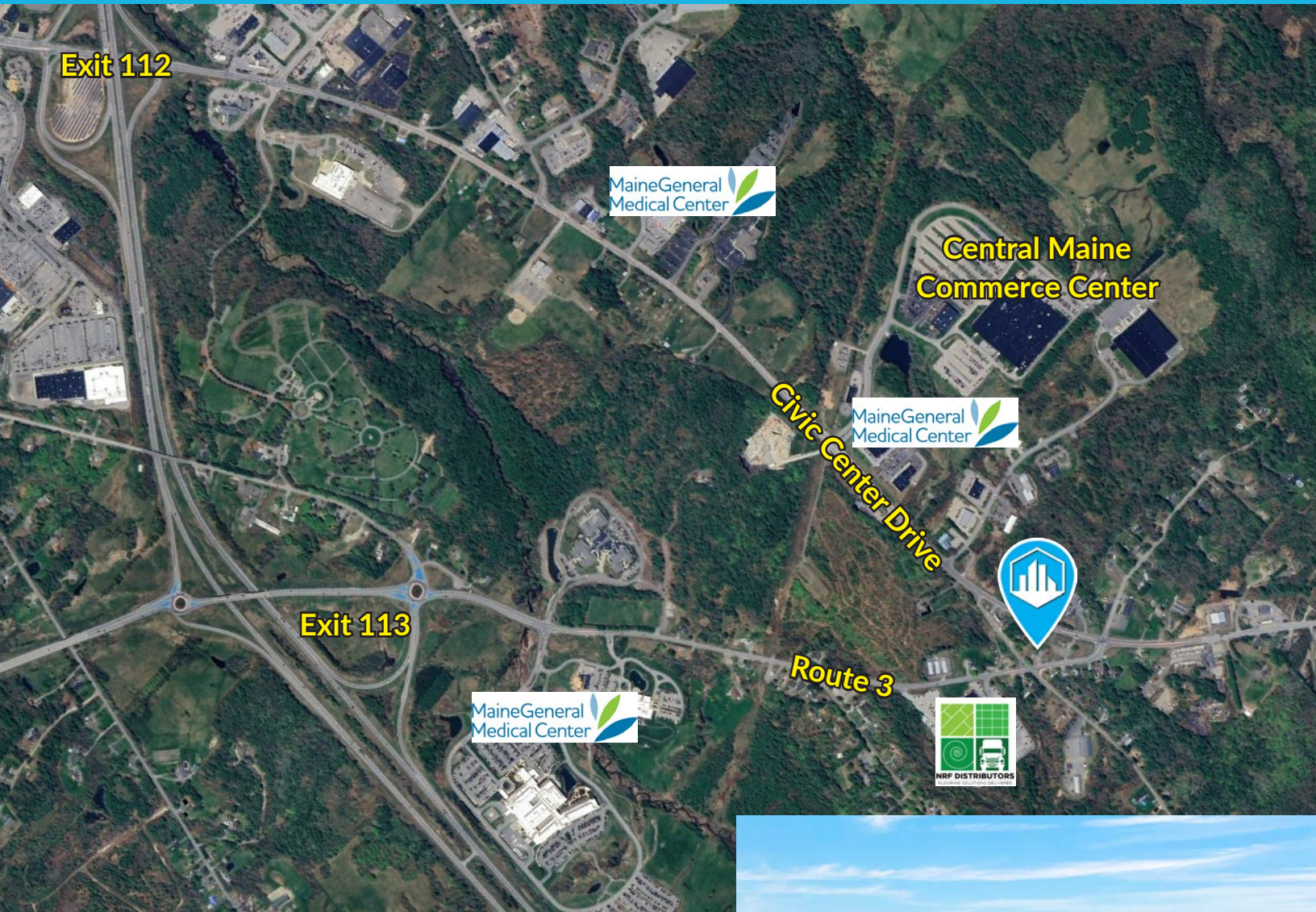


SITE PLANS



FOR SALE/LEASE | DEVELOPMENT SITES

611 CIVIC CENTER DRIVE, AUGUST 04330



CONTACT US



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