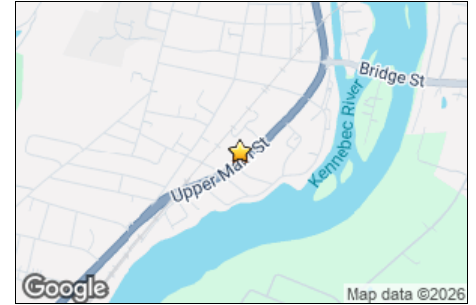




Sqft Fin Total+/-: 7,150

Zoning: Main St MS
Zoning Overlay: No

Year Built +/-: 2000
Retail SqFt: 4,355
Warehouse SqFt: 1,072

Utilities:	Utilities On: Yes	Basement:	None; Slab	Heat System:	Forced Air
Building Features:	Internet Access Available; Security System	Construction:	Wood Frame	Heat Fuel:	Propane
Parking:	21+ Spaces; Paved	Foundation Materials:	Poured Concrete; Slab	Water:	Public
Location:	Downtown; Near Shopping; Near Turnpike/Interstate; Retail Strip	Exterior:	Vinyl Siding	Sewer:	Public Sewer
Electric:	Circuit Breakers	Roof:	Shingle	Accessibility Amenities:	36+ Inch Doors; Level Entry
Gas:	Bottled				

Book/Page	4056/313	Full Tax Amt/Yr:	\$12,053/ 2023	Map/Block/Lot:	18//108
Deed/Conveyance Type Offered:	Quit Claim	Other Deed/Conveyance Type Offered:	Quit claim without covenant	Tax ID:	FAID-000018-000000-000108

Remarks:	This is a rare opportunity to acquire a turnkey, high-volume, full-service grocery store positioned in a high-traffic corridor, this facility seamlessly combines a traditional neighborhood grocery layout with a specialty, service-oriented Butcher & Meat Department. Additionally, the property features a dedicated space configured for a potential pizza and hot sandwich operation for more potential revenue. • Bright, wide-aisles configuration allows foot traffic flow and high product visibility. • Point of Sale (POS): Dumac RORC POS system. 3 front check-out counters. • Multi-deck open-front display cases for dairy, juice, deli items, and fresh produce. • Walk-in cooler for meat inventory. • Fully operational butcher prep room designed to meet strict health department codes. • Freezers for all frozen foods. • Liquor, beer and wine. • Dedicated manager's office, employee breakroom, and secure restroom. • 4355sf grocery, 1,072sf warehouse, 330sf office space. • 23x11 room behind deli for potential pizza and sandwich takeout business. • Commercial Retail / Food Service Approved • Dedicated parking lot with high-capacity vehicle turnaround. • Prominent signage visible from busy passing traffic. • Excellent condition, fully compliant with modern commercial refrigeration and food handling codes.
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Showing Instructions: Call Listing Broker; Email Listing Broker; Listing Agent Must Accompany; Notice Required
Internal Contact Listing Agent for Showings. Financial information requires NDA and proof of funds.
Remarks/Contingency:
Showing Remarks: Contact Listing Agent for Showings. Financial information requires NDA and proof of funds.

Listing Agreement: Exclusive Right To Sell		List Date: 08/06/2026	Expiration Date: 02/26/2027
Days on Market: 0		Withdrawal Date:	Pending Date:
			Terminated Date:
	Name	Primary	Cell
LA:	Stephen Sprague (019281)	207-319-8129	
LO:	ERA Dawson-Bradford Co. (1122)	207-947-6788	207-319-8129
CLA:	Catharine (Aimi) Icenogle Baldwin (018396)	207-266-7021	207-941-9866
CLO:	ERA Dawson-Bradford Co.(1122)	207-947-6788	207-941-9866

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