



For Sale

Redevelopment Opportunity

Site lines approximate

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210 Bartlett Street Lewiston, ME

Property Highlights

- 0.69± acre redevelopment opportunity with 100' of frontage on Bartlett Street just minutes from downtown Lewiston
- Existing 2,400± SF auto garage with up to 18'± clear height and 2 overhead doors plus 6,000± SF of surrounding paved area allow for continued use while plans move forward
- Public water, sewer, and storm water are already in place
- Split Highway Business and Downtown Residential zoning offers flexibility for multifamily, mixed-use or commercial redevelopment, subject to City approvals

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Specifications

Address:	210 Bartlett Street
Location:	Lewiston, ME 04240
Owner(s):	Daniel P. Melanson
Map/Lot:	196/175
Book & Page:	6074 & 284
Building Type:	Flex/auto garage
Year Built:	1968
Total Building SF:	2,400±
Acreage:	0.69±
Road Frontage:	100'± on Bartlett Street
Utilities:	Municipal water & sewer; forced hot air
Zoning:	Highway Business/Downtown Residential
Clear Height:	15'± to 18'±
Ceiling Height:	19'±
Drive-in Doors:	2
Power:	200A; 240V; single phase
2026 Taxes:	\$5,320.85
List Price:	\$1,200,000

