



**CARDENTE**  
 REAL ESTATE  
 Commercial / Investment Brokerage

For Sale

**299 RIVER ROAD • LEWISTON, MAINE**



**PREMIER INVESTMENT PROPERTY / BUSINESS**

**Cardente Real Estate** is pleased to offer for sale 299 River Road, currently operating as Provenchers Landscape & Nursery. This exceptional property on 11.53 acres offers a four-bedroom home, two-car garage, two retail buildings and four greenhouses. The larger of the two retail buildings is a three-story barn with retail on the first floor and full basement with overhead door access. The current business has been a leading regional landscape/nursery for over 21 years and enjoys a loyal customer base and great location, with 375' of frontage on the Androscoggin River. Inventory and equipment are also available to the buyer. Please contact the Broker for further information.

299 River Road • Lewiston, Maine



For more information,  
 please contact:

Cardente Real Estate  
 207.775.7363



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 cheri@cardente.com

322 FORE STREET • PORTLAND, MAINE

WWW.CARDENTE.COM



**Property Details**

**Sale Details**

**Property Address:** 299 River Road, Lewiston, Maine

**Sale Price:** | \$395,000

**Building Size:** 6,680+/- Square Feet

**Lot Size:** 11.53+/- Acres

**Year Built:** 1978

**Zoning:** Multiple Use

**Road Frontage:** 360+/- Feet

**Construction:** Wood Frame

**Parking:** 11-20 Spaces

**Vehicle Storage:** 2 Car Detached Garage

**Flooring:** Wood & Carpet

**Buildings:** Three (3)

**Bathrooms:** Two (2)

**Bedrooms:** Four (4)

**Basement:** Bulkhead, Interior

**Foundation:** Poured Concrete

**Electric:** Circuit Breakers

**Gas:** No

**Heat Source:** Baseboard/Oil

**A/C:** No

**Water/Sewer:** Public/Private

**Roof Type:** Pitched/Shingle

**Water Frontage:** 375+/- Feet on Androscoggin River

**Map/Lot:** 155/12

**Book/Page:** 2428/263

**Taxes:** \$10,328/2015

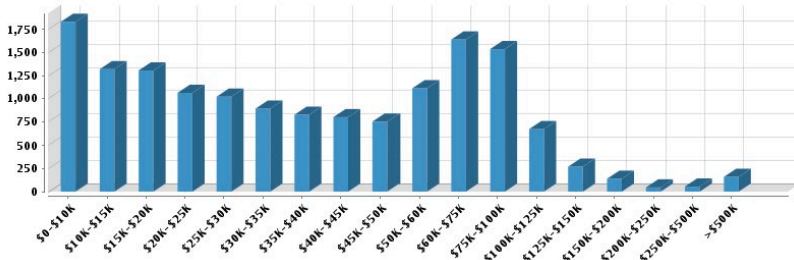


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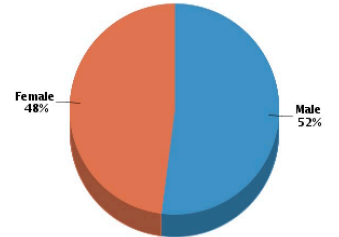


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### Demographics



Household Income within 3 Miles



Gender within 3 Miles

