



311 Alfred Street • Biddeford, Maine

**311 ALFRED STREET • BIDDEFORD, MAINE**



**COMMERCIAL OFFICE BUILDING**

**Cardente Real Estate** is pleased to offer for sale this attractive 4,528± SF office building with plenty of on-site parking, convenient location on well-traveled Route 111 (Alfred Street), and just minutes from I-95, US Route 1 and a variety of shopping centers. An attorney is currently using the main space with reception area, waiting room, large conference room and plenty of office space on the second floor. A long-term tenant is in place in the adjoining unit (Unit 2). Please contact Brokers for further information.



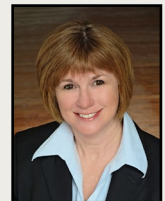
**Karen Rich**  
karen@cardente.com

*For more information, please contact:*

**Cardente Real Estate**  
207.775.7363



**CoSTAR GROUP** **POWER BROKER**



**Cheri Bonawitz, CCIM**  
cheri@cardente.com



**Property Details**

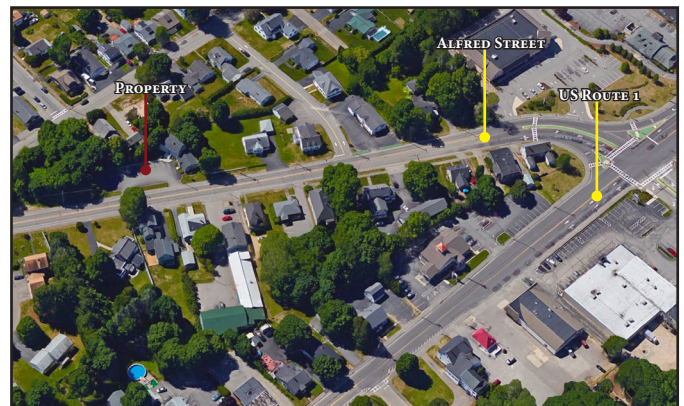
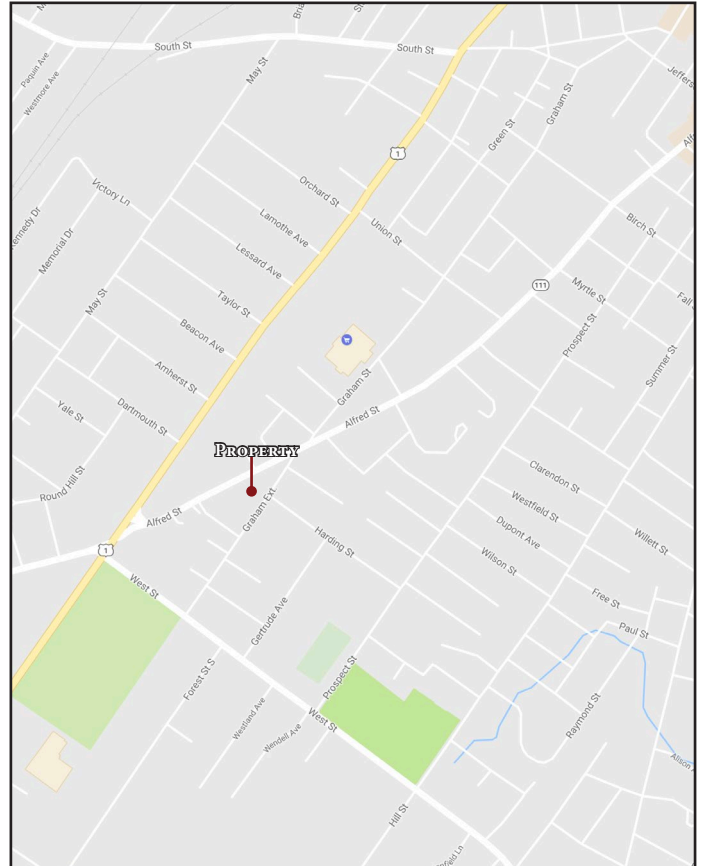
<b>Property Address:</b>	311 Alfred Street, Biddeford, Maine
<b>Location (Map/Lot):</b>	York County (28/3)
<b>Property Type:</b>	Commercial/Office
<b>Total Stories:</b>	Two (2)
<b>Building Size:</b>	4,528± Square Feet
<b>Building Class:</b>	Class B
<b>Year Built:</b>	1977
<b>Land Area:</b>	0.29± Acres
<b>Lot Size:</b>	12,632± Square Feet
<b>Road Frontage:</b>	171± Feet
<b>Parking:</b>	Ample On-Site
<b>Exterior:</b>	Vinyl Siding
<b>Roof:</b>	Gable/Asphalt Shingle
<b>Style/Color:</b>	Colonial/Gray
<b>Foundation Materials:</b>	Concrete Pour/Slab
<b>Construction:</b>	Wood Frame
<b>Flooring:</b>	Carpet/Vinyl
<b>Heat System:</b>	Forced/Hot Air
<b>Heat Fuel:</b>	K-1/Oil
<b>Water Heater:</b>	Electric
<b>Air Conditioning:</b>	Central Air
<b>Basement:</b>	1,776± SF, Finished/Full Walk-Out
<b>Bathrooms:</b>	Two (2)

**Tenant Details**

<b>Business Name:</b>	State Farm Insurance
<b>Annual Revenue:</b>	\$11,376
<b>Suite Number:</b>	2
<b>Space Occupied:</b>	1,632± Square Feet
<b>Current Rent:</b>	\$948 PSF (Annual)

**Sale Details**

<b>Sale Price:</b>	\$294,900 (\$65.13/PSF)
<b>Real Estate Taxes:</b>	\$6,294 (2016)
<b>Book/Page:</b>	16533/534





Property Photos

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