



521 MAIN STREET • DAMARISCOTTA, MAINE



MIXED USE RETAIL/OFFICE/RESIDENTIAL PROPERTY

Cardente Real Estate is pleased to offer for sale a mixed use property located on Main Street in Damariscotta, Maine. This property currently offers two commercial retail units on the first floor with solid leases. The second floor is currently occupied by Spectrum Generations, which will continue to occupy until February 2018. The third floor currently has four residential units—three 1-bedroom units and one 2-bedroom unit—and is accessed from the rear parking lot. The second floor office is accessed from the front of the building via a central stairway as well as at ground level from the rear parking lot. A new owner could maximize future income by securing an office user for the second floor, or we believe there is potential to add additional residential units on the second floor. The investor would need to determine the exact number of units that could be added. There is a need for additional residential rental units in this area, which could make this the perfect redevelopment opportunity.

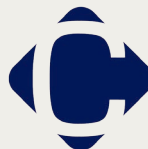
521 Main Street • Damariscotta, Maine



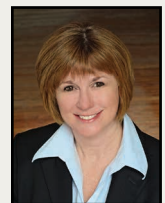
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Property Details

Property Address: 521 Main Street, Damariscotta, Maine
Location: Map 8 / Lot 12
Property Type: Mixed Use
Total Buildings: One (1)
Total Stories: Three (3)
Total Units: Seven (7)
 3 Commercial / 4 Residential
Building Size: 11,472± Square Feet
Year Built: 1998
Lot Size: 0.92± Acres
Road Frontage: 1,481± Feet
Traffic Count: 8,990
Parking: Ample on-site; paved front and rear lots. Rear lot provides ground-level parking for easy access to 2nd floor
Water/Sewage: Public
Heat Type: Forced hot water

Sale Details

Sale Price: | \$645,000





Additional Photos

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About Damariscotta

Located near the head of the Damariscotta River, twelve miles from the ocean, Damariscotta is a key focal point for mid-coast Maine residents and visitors. Damariscotta's fine public and private elementary schools, high school, modern hospital and public library, thriving arts community, and diverse businesses provide residents and visitors with a full range of "modern" conveniences and opportunities in a truly unique historic and natural setting. In addition to its many beautiful houses and buildings of the Colonial period, a unique feature of interest are the oyster shell middens along the Damariscotta River, which record Indian gatherings dating back more than 2,500 years. The Town of Damariscotta provides its residents with a full range of municipal services including a full-time police force. The town's three-season waterfront offers a convenient boat landing and a large harbor ideal for all kinds of recreational boating.

