

# COMMERCIAL BUILDING FOR SALE

29 Avon Street, Lewiston, ME 04241



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$44,000
<b>LOT SIZE:</b>	0.14 Acres
<b>YEAR BUILT:</b>	1972
<b>BUILDING SIZE:</b>	2,756 SF
<b>ZONING:</b>	NCB
<b>PRICE / SF:</b>	\$15.97

## PROPERTY OVERVIEW

Very affordable opportunity to purchase a mixed use building located near the Androscooggin River and close to Central Maine Medical Center. 2 bay industrial garage below and an unfinished office space on the upper level. Decent size lot would allow for outside storage or parking.

The property is being sold as is where is.

**KW COMMERCIAL**  
50 Sewall Street,  
Second Floor  
Portland, ME 04102

**KEVIN FLETCHER, CCIM**  
Managing Director  
O: 207.879.9800  
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kevin@maineccim.com  
ME #BA903663 - NH # 064279



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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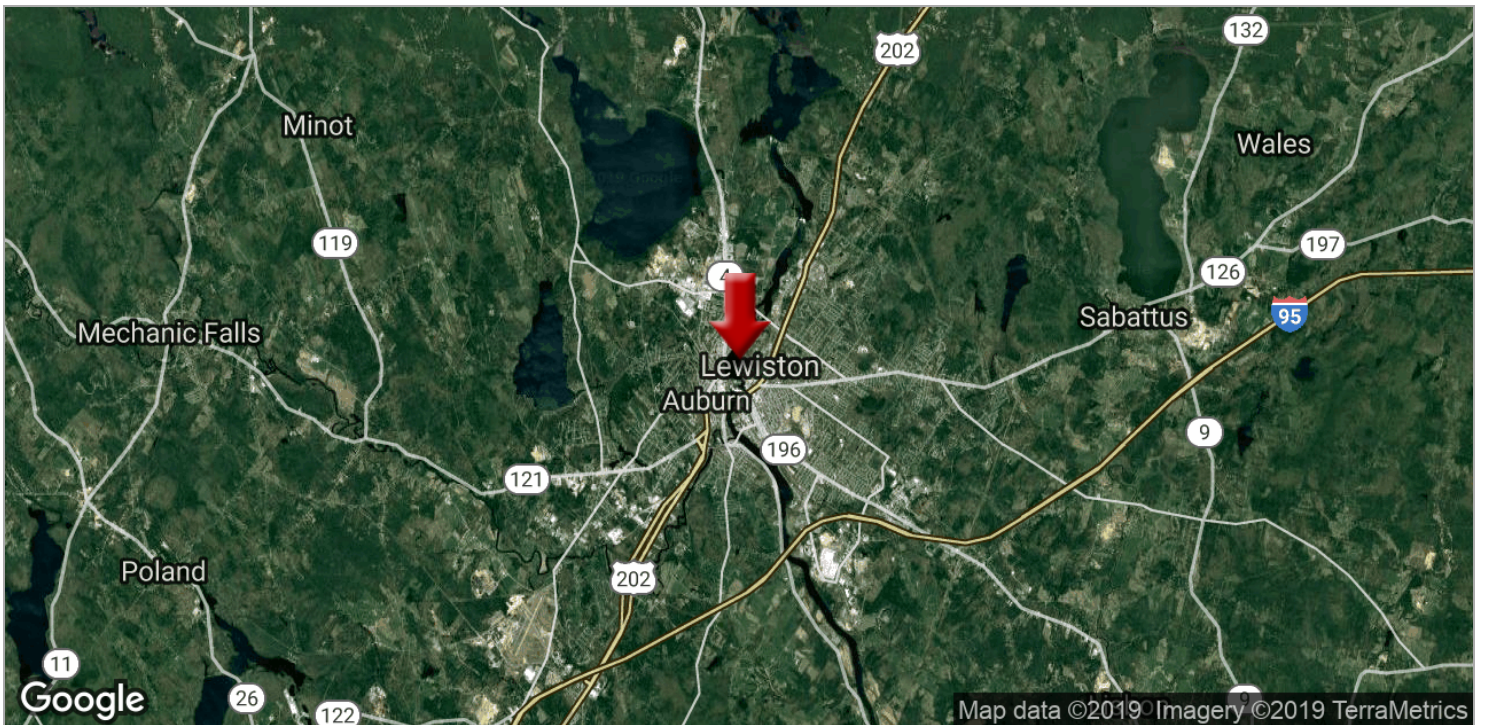
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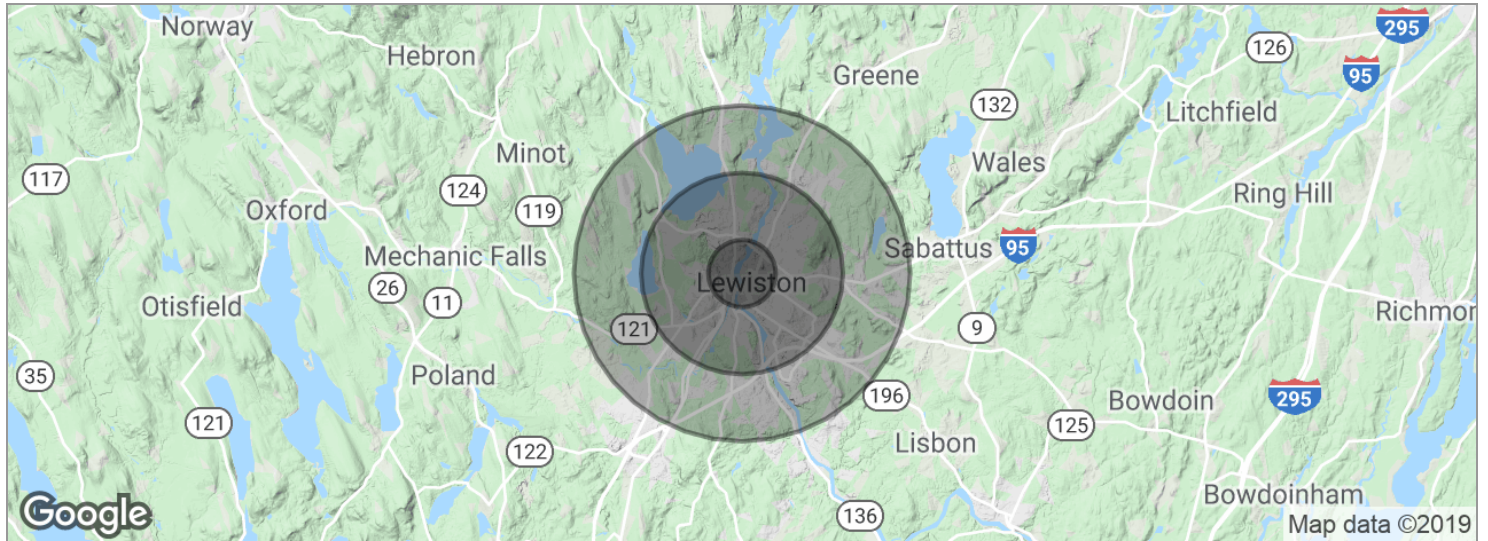


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	9,937	47,417	67,190
Median age	33.7	35.4	37.1
Median age (male)	31.4	32.9	34.2
Median age (Female)	34.0	36.6	38.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,578	20,050	28,105
# of persons per HH	2.2	2.4	2.4
Average HH income	\$31,838	\$42,673	\$48,136
Average house value	\$180,894	\$172,653	\$176,807

*\* Demographic data derived from 2010 US Census*

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## PROFESSIONAL BACKGROUND

Kevin brings over 20 years of experience to his business and has an extensive knowledge of the Maine Commercial and Investment market. Kevin has completed complex commercial transactions from Bangor, ME to Seabrook, NH. Kevin has sold over 300 separate apartment buildings in his career and conducted investment transactions ranging from small neighborhood strip malls to investment deals with national tenants. Kevin has also assisted in and consulted on a wide range of commercial and residential developments.

Kevin brings a down to earth approach to his business and a hard driving work ethic to help satisfy his client's needs with a strong belief in a fiduciary responsibility to his clients checkbook and not his own.

## EDUCATION

\*Licensed Real Estate Agent since 1997

\*Licensed in both Maine and New Hampshire

\*CCIM (Certified Commercial Investment Member) since 2002

\*US Army Combat Veteran having served from 1992-1996

## MEMBERSHIPS

\*President-Maine Commercial Association of Realtors

\*Member-Board of Directors, Maine Association of Realtors

\*Commercial Committee Member-National Association of Realtors

\*Past Realtor of the Year, Maine Commercial Association of Realtors

\*Board of Directors-Auburn Business Development Corporation

## GREATER PORTLAND

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