

INDUSTRIAL FOR SALE

249 MERROW ROAD, AUBURN, ME

249 Merrow Road, Auburn, ME, Auburn, ME 04210



PROPERTY DESCRIPTION

Here is a tremendous opportunity to purchase an industrial property near Exit 75 of the Maine Turnpike and the Lewiston/Auburn Airport. The property has a 4 bedroom home which consists of 2,025 SF on two levels along with 2 metal buildings of 5,920 SF and 8,000 SF. Both of these buildings are in excellent shape with high electrical loads, overhead doors, and ready for your business or new tenants. There is another building of 7,600 SF wood frame covered building that is unfinished but provides excellent cold storage or room to expand after completion. The entire property is situated on 9.52 +/- acres of land and provides room for expansion or outside storage.

OFFERING SUMMARY

Sale Price:	\$1,235,000
Number of Units:	1
Lot Size:	9.52 Acres
Building Size:	23,545 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	438	6,564	21,883
Total Population	808	13,724	45,379
Average HH Income	\$64,791	\$66,949	\$54,798

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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Each Office Independently Owned and Operated kwcommercial.com

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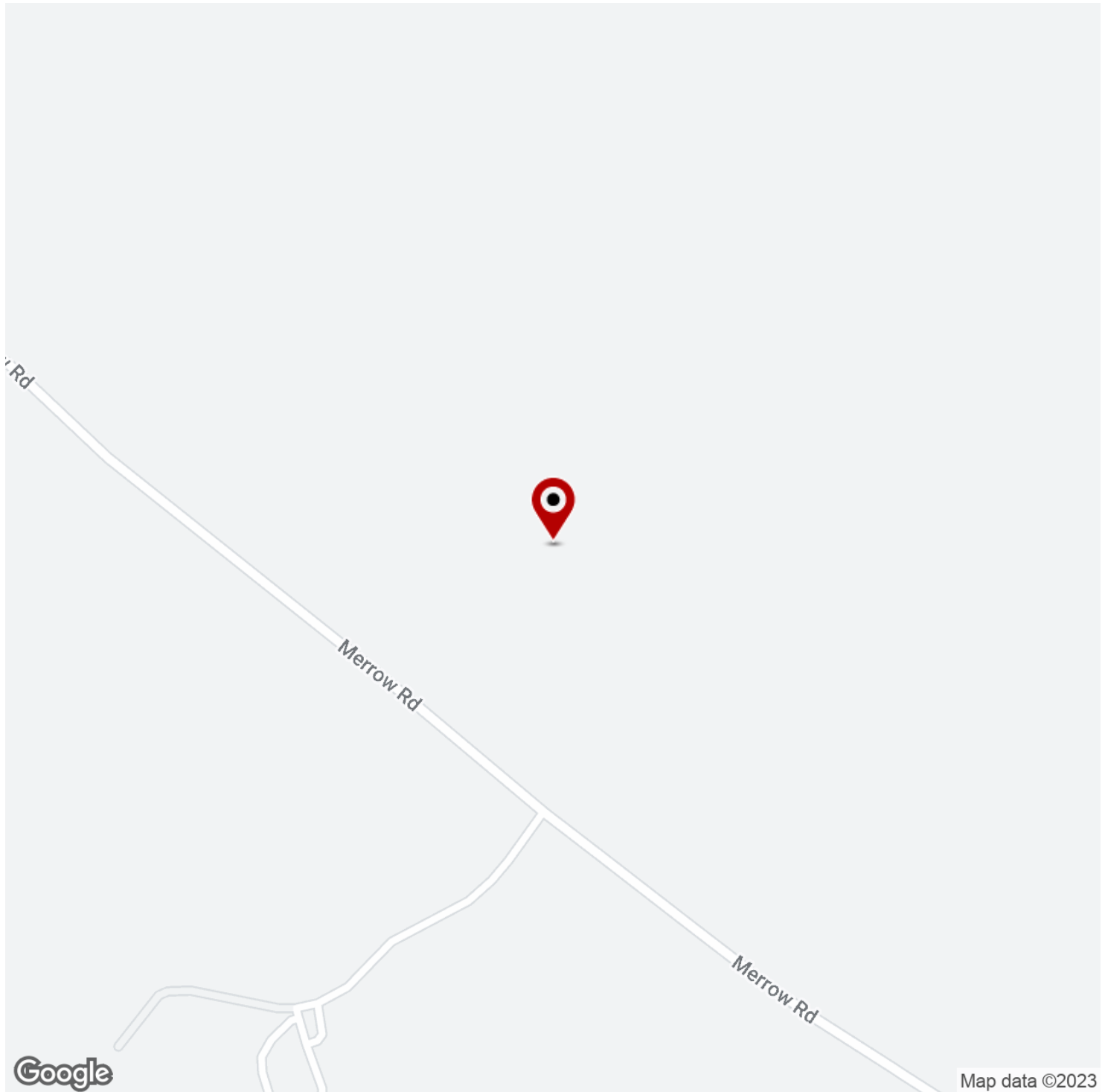
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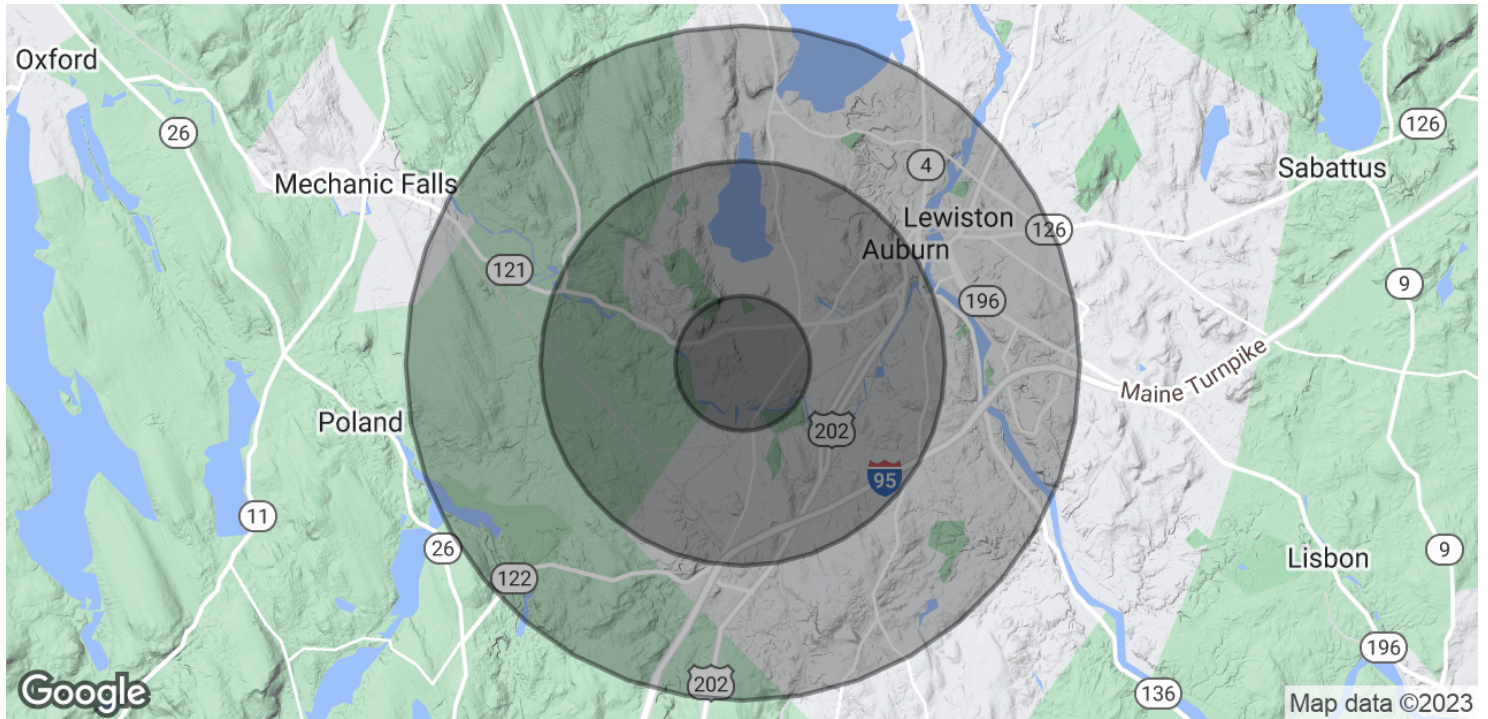
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	808	13,724	45,379
Average Age	47.6	42.7	40.4
Average Age (Male)	48.0	42.6	38.4
Average Age (Female)	46.2	43.0	41.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	438	6,564	21,883
# of Persons per HH	1.8	2.1	2.1
Average HH Income	\$64,791	\$66,949	\$54,798
Average House Value	\$158,777	\$166,720	\$144,530

* Demographic data derived from 2020 ACS - US Census

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