



## *Retail/Professional Space For Sale or Lease*

20 South Main Street  
Brewer, Maine

9,568 +/- SF - Entire Building  
Landlord will consider multiple tenants

This property is available:  
**For Lease:** \$5.00 psf (nnn);  
**For Sale:** \$950,000.

# 20 South Main Street • Brewer, Maine

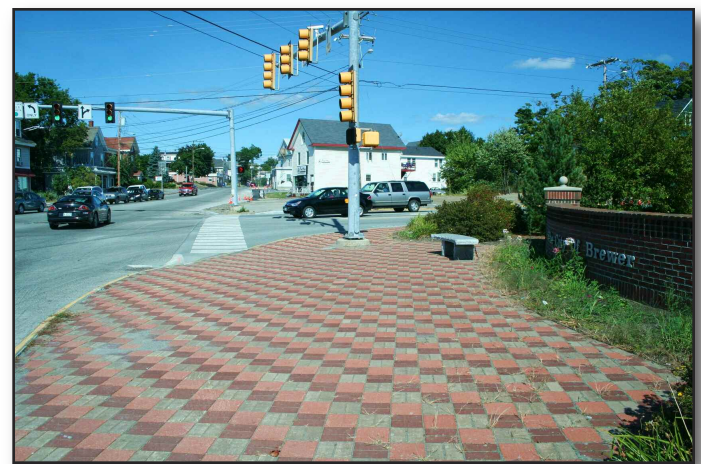
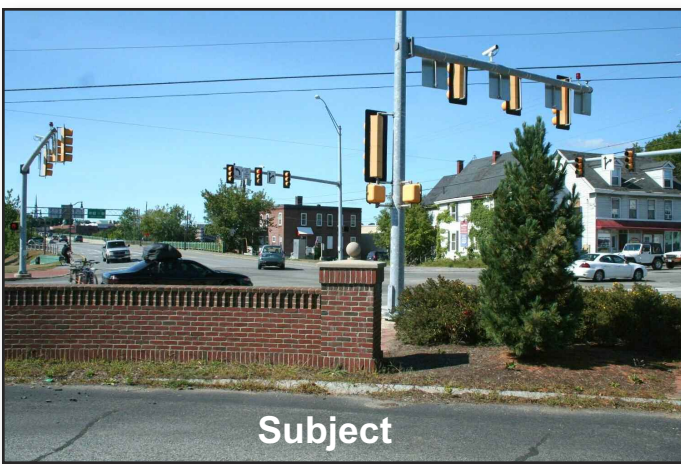
## General Property Details

<u>Property Address:</u>	20 South Main Street • Brewer, Maine
<u>Property Description:</u>	Ideal for retail or professional office, this 9,568+/- SF facility occupies a commanding view of the entrance to the City of Brewer. The .85+/- acre corner site contains 35+ parking spaces with a drive-thru. Former Brooks Pharmacy. Possible multi-tenancy.
<u>Age of Structure:</u>	1998
<u>Building Size:</u>	9,568 +/- SF
<u>Lot Size:</u>	.85+/- Acre
<u>Water &amp; Sewer:</u>	City water and sewer
<u>HVAC:</u>	Natural gas fired
<u>Parking:</u>	35+ On-site parking spaces
<u>Road Frontage:</u>	157' Along South Main Street 151' Along Wilson Street
<u>Zoning Ordinance:</u>	CB - Convenience Business District
<u>Assessor's Reference:</u>	City of Brewer Tax Map 29, Lot 94
<u>Tax Assessment:</u> (FY 2011)	Land: \$106,800. Building: <u>\$832,600.</u> Total: \$939,400.
<u>Real Estate Taxes:</u>	\$16,862.23 (FY 2013-14)
<u>Availability:</u>	For Lease: \$5.00 psf (NNN) For Sale: \$950,000.

*MAINE COMMERCIAL REALTY is the agent for the Seller. Every agent has the duty to be fair to all parties. Any information given herewith has been obtained from sources we consider reliable. However, we are not responsible for errors, omissions, misstatement of facts, concealment of pertinent information, exaggeration, prior sale, withdrawal from the market, price change, mortgage commitment, terms or conditions. All photographs and/or derivatives thereof used in our marketing are copyright protected ©.*



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