

FOR
SALE



479
MAIN STREET
WESTBROOK, ME

14,085 \pm SF
Office Building
For Sale



FEATURES

- :: 14,085 \pm sf, 3-story office building available for sale
- :: Located along the heavily traveled corridor of Main Street in Westbrook
- :: Formerly known as Warren Memorial Library
- :: Completely renovated in 2003 at the cost of \$3.5 million
- :: New HVAC, mechanicals, sprinkler, elevator, roof, windows, etc.
- :: On-site paved parking for 41 \pm vehicles
- :: Sale Price: \$995,000 (\$71/sf)

FOR MORE
INFORMATION
PLEASE
CONTACT



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**PROPERTY
INFORMATION**

Property Name: Warren Memorial Library

Owner of Record: Warren Memorial Foundation

Assessor's Ref: Map 40, Lot 200

Registry of Deeds: Book 1417, Page 159

Land Area: 0.61± acre

Building Size: First Floor: 5,665± sf
Second Floor: 3,240± sf
Lower Level: 5,180± sf
Total: 14,085± sf *

* 10,845± sf of finished space per City Assessor Records

Year Built: 1890 with complete renovation and addition in 2003

Zoning: City Center District (CCD)

Assessed Value: Bldg: \$1,406,400
Land: \$ 275,000
Total: \$1,681,400

Description: The property has been used as a library, having been renovated and expanded in 2003 to include all new mechanicals, windows, flooring, walls, ceilings, plus a 4,850± sf addition. Total renovation cost of \$3.5 million.

Construction: Wood frame clapboard exterior; sheet rocked interior walls

Utilities: Municipal water and sewer

Sprinkler System: Yes

Handicap Access: Entire building handicapped accessible

Elevator: One (1) 3-stop elevator

Parking: Paved lot for approximately 41 vehicles

Sale Price: \$995,000

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PROPERTY
PHOTOGRAPHS



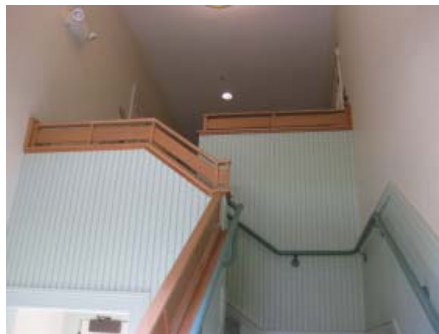
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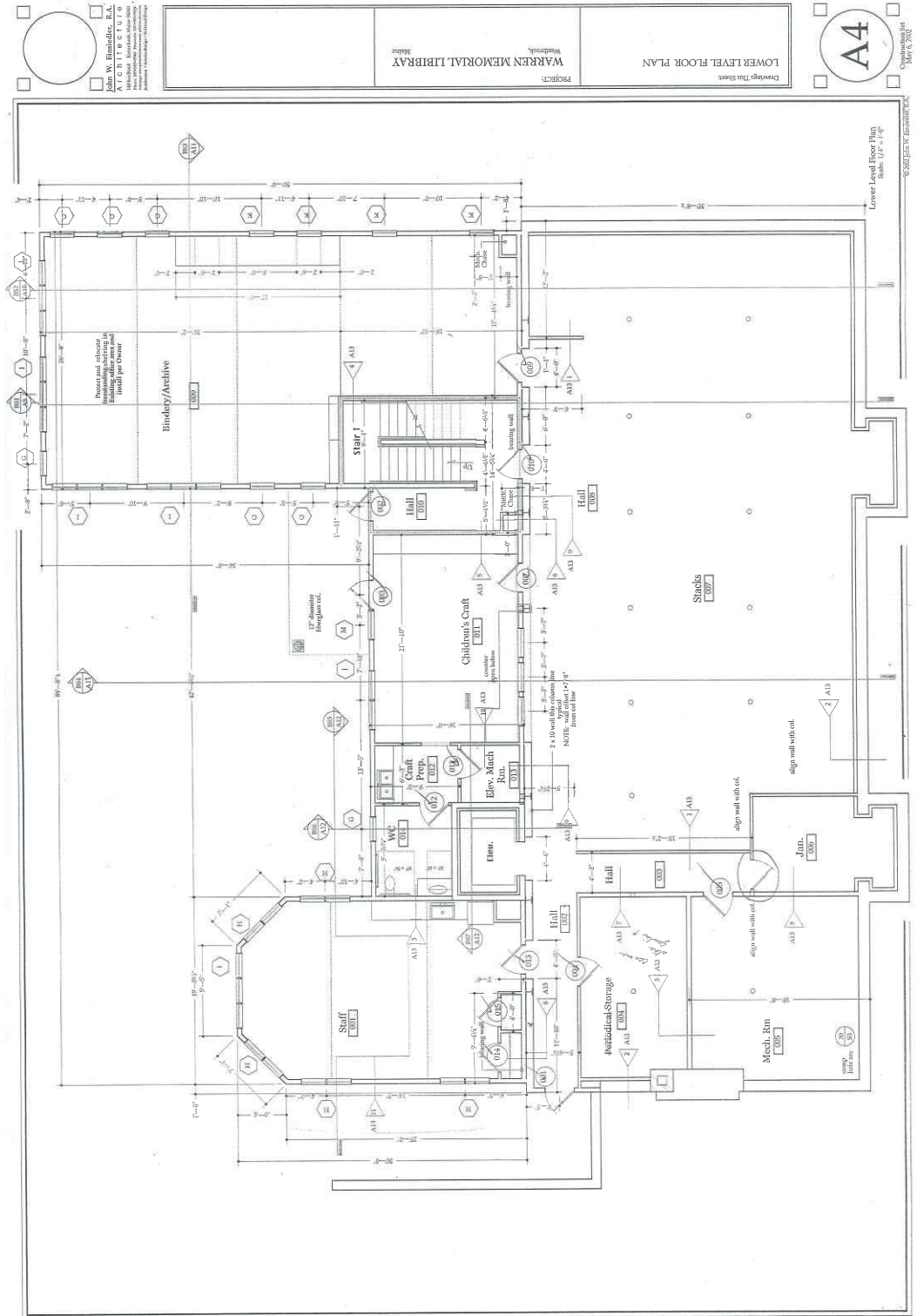


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LOWER LEVEL FLOOR PLAN

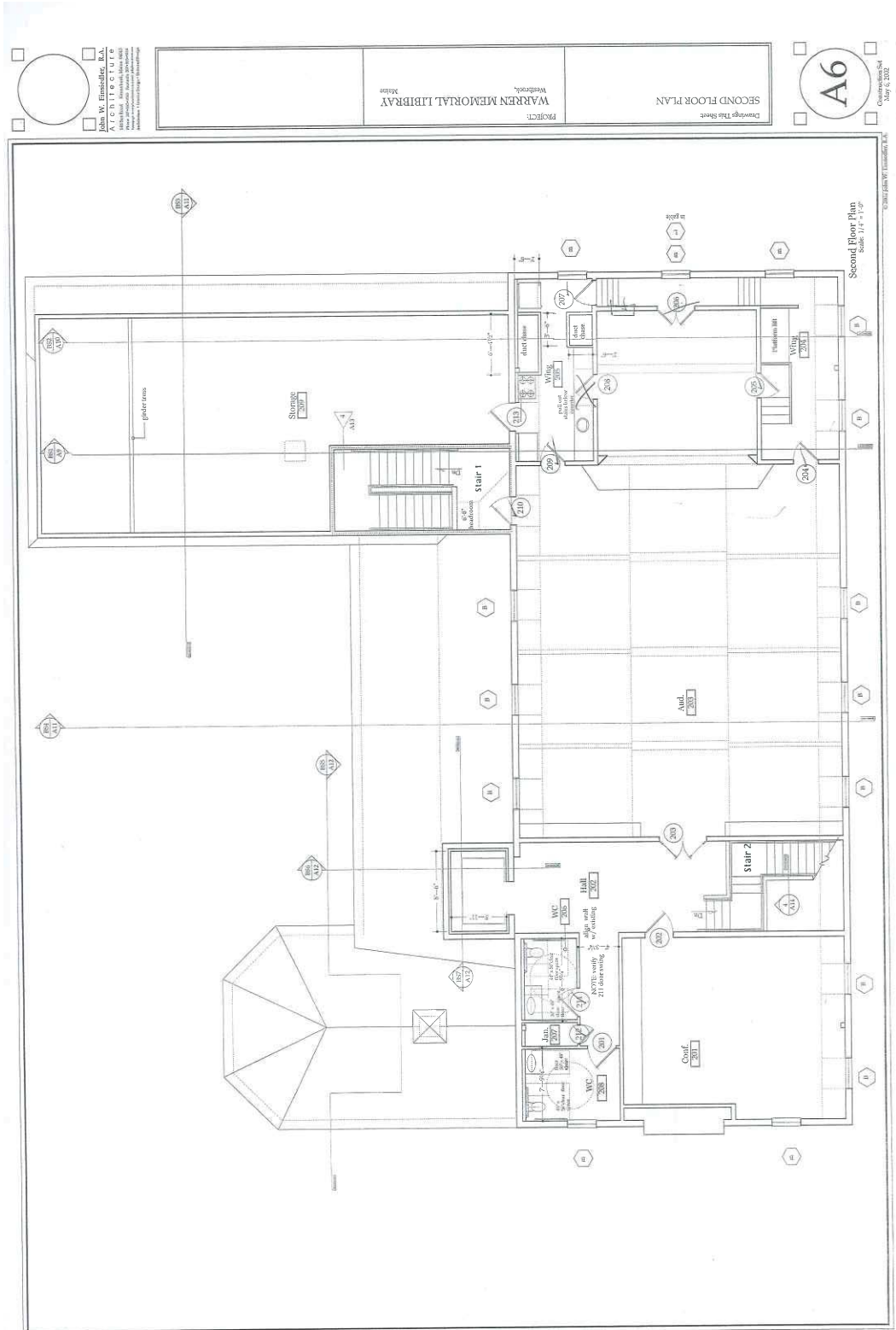


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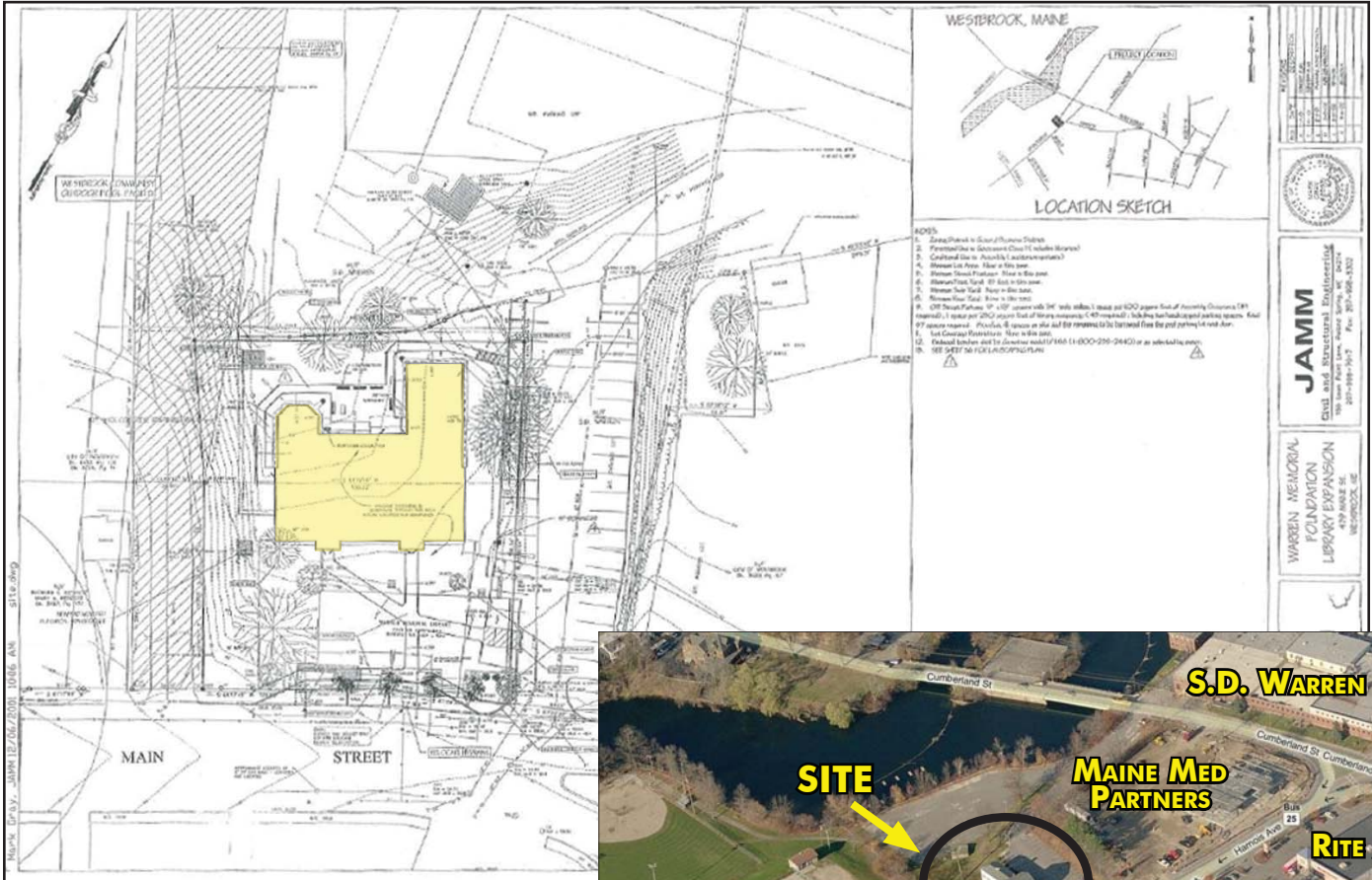
SECOND FLOOR PLAN



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SITE PLAN & AERIAL VIEW



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