

GENDRON

COMMERCIAL BOSTON

FOR SALE

83 Hospital St. Augusta, ME



Demographic:

Mile 1 – 4,962
Mile 3 – 18,155
Mile 5 – 28,149

Median-Income:

Mile 1 - \$54,709
Mile 3 - \$53,410
Mile 5 - \$54,877

Traffic Count: 10,930 cars a day!

Contact *John Gendron, CCIM* for further information:

207-939-8500
johngendron@me.com
www.gendroncommercial.com

Retail Space for Sale!

- Location, Location, Location!
- 11,180 +/- SF
- 2.09 AC
- Dollar Tree Store
- 60 +/- Parking Spaces
- NN Lease - Landlord Responsible for roof, structure and parking lot. (Building remodeled and parking lot re-done in past 10 years.)
- Annual Taxes: \$36,473.12 (reimbursed by Dollar Tree -NN Lease)
- Rent PSF - \$7.00
- Rent Schedule:

Current-6/30/2027 -	\$78,260
Option 1- 7/1/2027-6/30/2032 -	\$83,850
Option 2- 7/1/2032-6/30/2037-	\$89,440
Option 3- 7/1/2037-6/30/2042 -	\$95,030
Option 4 -7/1/2042-6/30/2047-	\$100,620
- Price for Sale - \$875,000



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Trade Area Map

State of Maine office building Complex:
Corrections Dept., Geological Survey, Maine
Labor Relations Board, Parks & Lands Bureau,
Environmental Protection Dept., Eastside
Wellness Center, Bureau of Agriculture, Maine
Board of Pesticides Control, Maine Dept of
Marine Resources and more!



Subject Property

Baptist Church

**Medical Building:
Maine Medical Group &
Kennebec Internal Medicine**

Maine General Rehabilitation

**Maine DMV
Headquarters**

Residential Condo Development

**Medical Building: Hearing
Healthcare, Capital Family
Practice & Rodger Hall MD**

Riverview Psychiatric Center

Maine State CU

Image Landsat

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83 Hospital St. Augusta, ME Competition Map



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