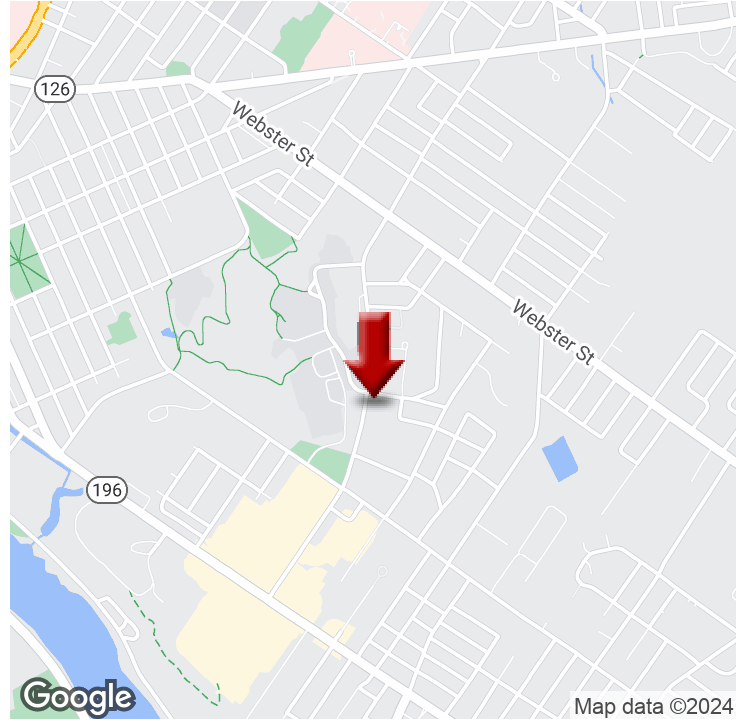


LAND FOR SALE

85 EAST AVENUE

85 East Avenue, Lewiston, ME 04240



OFFERING SUMMARY

SALE PRICE:	\$79,900
AVAILABLE SF:	
LOT SIZE:	0.5 Acres
ZONING:	OR
TRAFFIC COUNT:	15,000
PRICE / SF:	\$3.67

PROPERTY OVERVIEW

This .5 acre lot which is near all local amenities is perfect for retail or office development.

LOCATION OVERVIEW

This is one of the last commercial lots available on East Avenue in Lewiston. It is a very accommodating lot for buildings up to 5,500 sq. ft. in size with multiple entrances possible. The traffic count is 15,000 on East Avenue creating a wonderful opportunity for retail or office space.

PROPERTY HIGHLIGHTS

- This development opportunity consists of .5 acres of prime retail and/or office land.
- Strategically located around a wide variety of commercial businesses.
- Prime visibility location lends itself to a variety of commercial uses.
- High volume daily traffic counts.
- Close proximity to many local businesses.

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

DAVID COSTELLO
Associate Broker/Business Broker
O: 207.879.9800
C: 207.754.7494
dcostello@rockwaterme.com
ME #BA923558

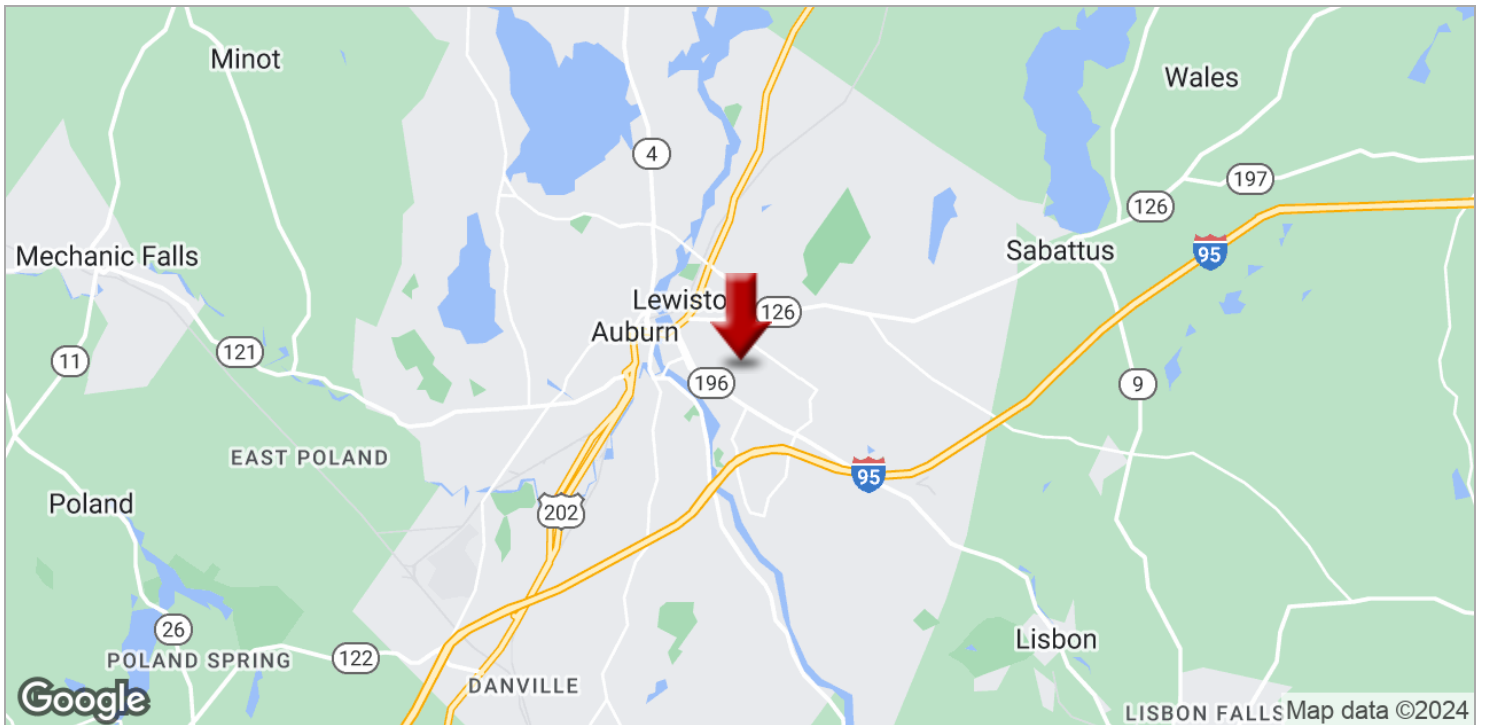
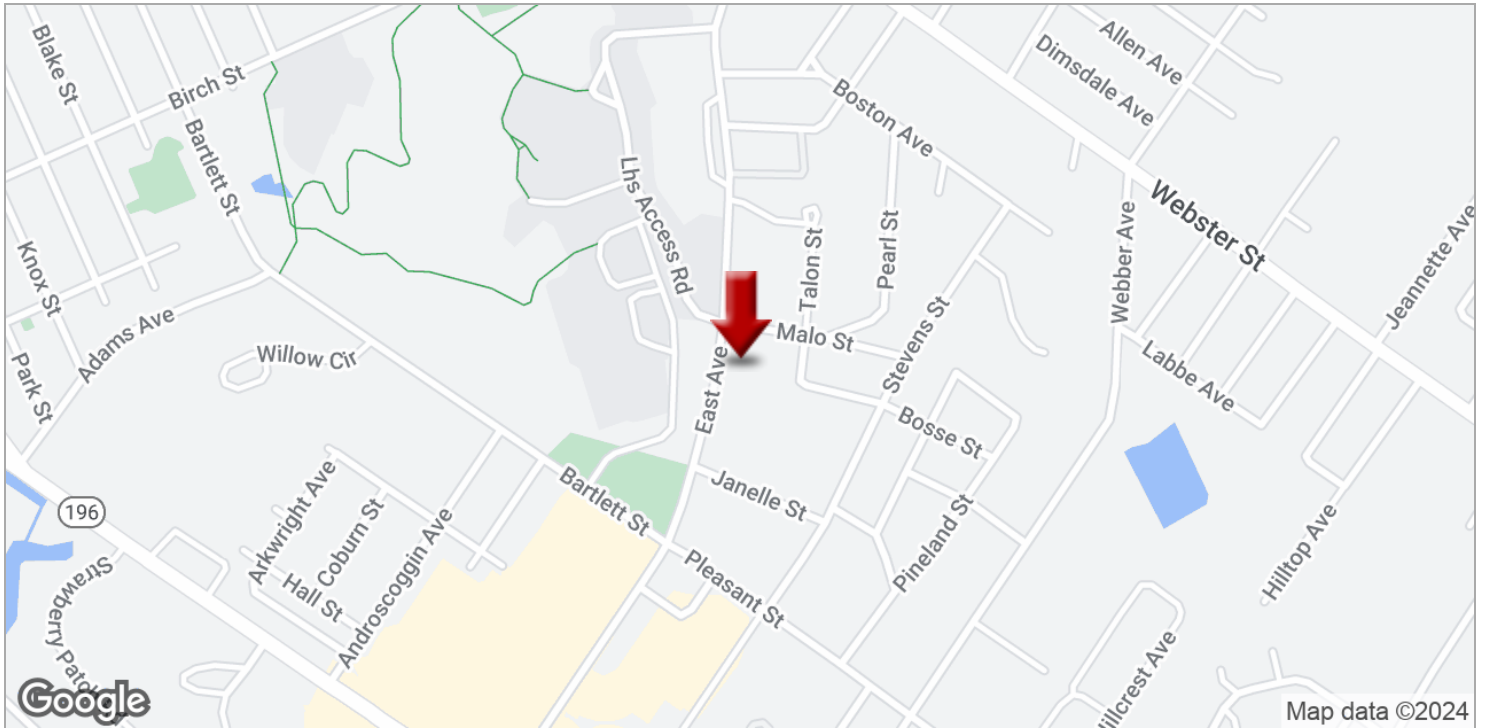
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LAND FOR SALE

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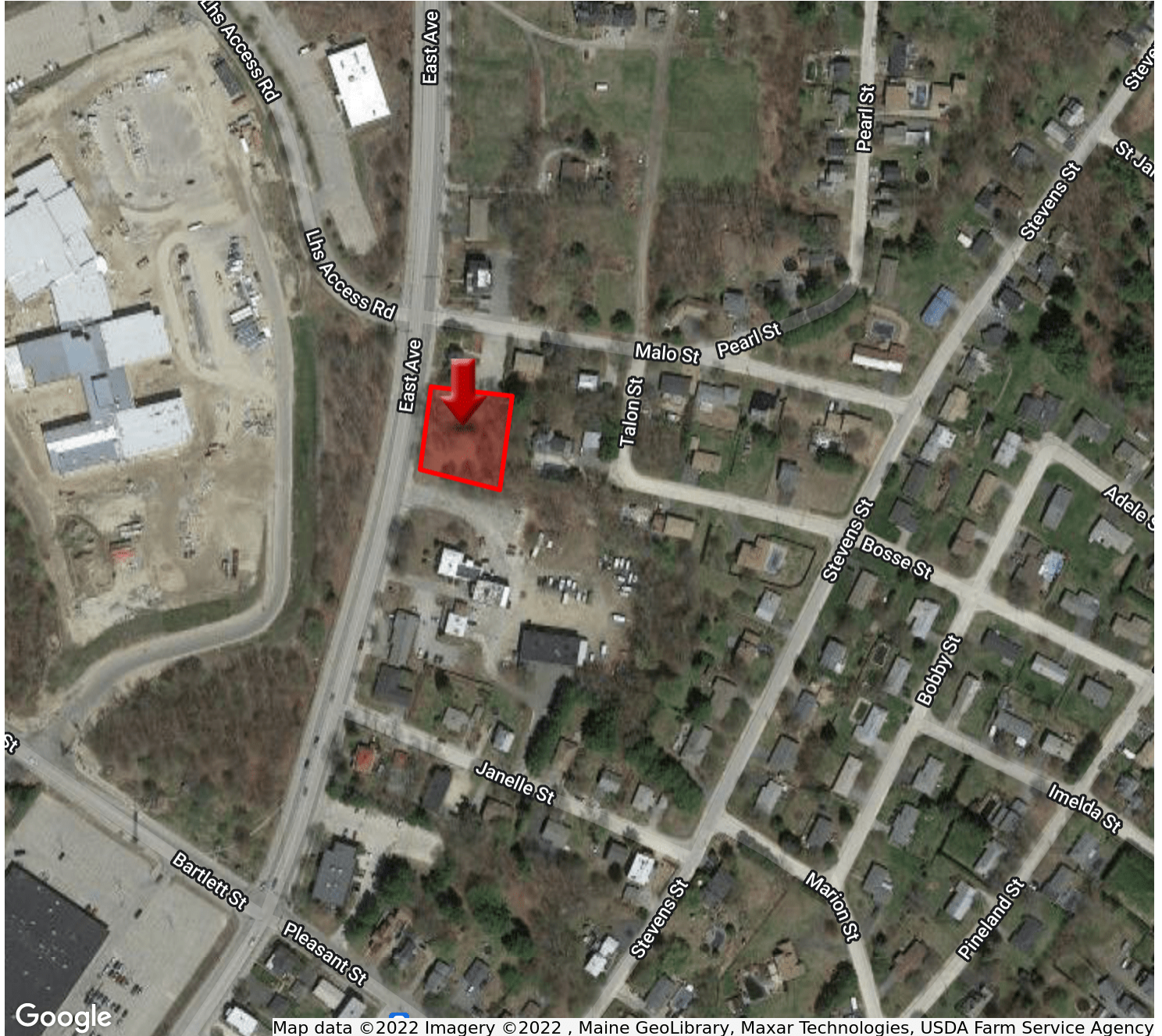
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LAND FOR SALE

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OFFICE OR RETAIL FOR SALE

85 EAST AVENUE

85 East Avenue, Lewiston, ME 04240



DAVID COSTELLO

Associate Broker/Business Broker

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Direct: 207.879.9800 | Cell: 207.754.7494

ME #BA923558 // FL #BK3533767

PROFESSIONAL BACKGROUND

Dave Costello has been a business leader in the Greater Portland community for more than 30 years. He previously owned and operated Sun Media Group, whose holdings included companies from Southern, Central, and Western Maine. Within the industry his roles included buying, selling, managing, and developing businesses. In commercial real estate, and also worked with Daigle Commercial Group, specializing in the hospitality industry.

Dave has extensive experience in management, technology, marketing, and customer service. He brings excellent negotiation skills, a broad knowledge of the local business market, and a passion for helping people facilitate business goals. Dave is an innovative business leader who provides a broad scope of possibilities for his clients using a full range of professional resources.

Rock Water Group of KW Commercial offers business consulting and commercial real estate services to owners and family-owned businesses, backed by more than three decades in the Maine business market.

Dave is a licensed broker in Florida, specializing in assisting clients in locating investment properties, acquiring businesses, or securing second homes.

EDUCATION

BS Rochester Institute of Technology

MBA Husson University

MEMBERSHIPS

GPBR - Greater Portland Board of Realtors

MCAR - Maine Commercial Real Estate Association

NECPE- New England Commercial Property Exchange

NAR- National Association of Realtors

Nanles Fl Area Board of RFAI TORS® (NAROR®)

KW Commercial Rock Water

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