

For Sale or Lease  
Retail Property  
2,484± SF | 0.46± acre



## 352-354 Alfred Street

Biddeford, ME 04005

### Property Highlights

- Commercial grade kitchen
- 1± mile from I-95, Exit 32
- Located off a lighted intersection

### Property Description

Join a newly constructed Starbucks at this excellent location with a 2,484± SF stand-alone retail building for sale or lease. Located at a lighted intersection of Alfred Street/ Route 111 and Route 1, the property is ideal for banks, fast food restaurants, as well as many other retail users. Owner will build to suit.



To be built neighboring Starbucks.

### Broker Contact

Frank O'Connor

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## Property Overview

|                |   |
|----------------|---|
| Possible Uses  | Retail, bank, fast food                               |
| Zoning         | B2  |
| Building Size  | 2,484± SF   |
| Lot Size       | 0.46± acres   |
| Year Built     | 1989  |
| Construction   | Brick, masonry  |
| HVAC           | Gas-fired FHA, central air                            |
| Utilities      | Municipal water and sewer                             |
| Bathrooms      | Two (2)   |
| Parking        | Ample paved on-site                                   |
| Signage        | Available on building facade                          |
| Traffic Counts | 19,350 vehicles/day                                   |
| Accessibility  | Off a lighted intersection on Route 111/Alfred Street |

**SALE PRICE : \$650,000**  
**LEASE RATE : \$18.00/SF NNN**

