


CG Rancourt Trust

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44 Main Street
 Waterville, ME 04901
 County: Kennebec

<p>exterior photo</p> 	<p>For Lease Active</p> <p>Primary Type: Retail Street Retail</p> <p>Divisible To: 300 SF</p> <p>Maximum Contiguous: 300 SF</p> <p>Building Size: 9,000 SF</p> <p>Year Built: 1900</p> <p>Date Last Verified: 9/6/2006</p>
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Available Spaces

Suite/ Floor	Space Available	Minimum Divisible	Maximum Contiguous	Rental Rate	Date Available	Space Type	Sublease
208	300			\$350.00/Month	Immediate	Office Building	N/A

Space Description: nice 2nd floor office for lease

Lease Type: Modified Gross

Additional Information

Property Description:

Downtown mixed use office and retail building. Presently one two room office available for lease with all utilities but electric included. Centrally located within easy walking distances to restaurants, banks, etc. Building has under gone major upgrades including roof, exterior siding, and windows.

Location Description:

The available space is in downtown Waterville which is one of the main business districts for the greater mid-Maine area.

Zoning Description:

Zoned commercial A allowing most retail and office uses.

No. Stories:	2	Lot Size:	0.09 Acres
Additional Types:	Office Building	Cross Streets:	Main street

Highlights

- Affordably priced
- Well Maintained
- Good Exposure
- High traffic



4/13/2001

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.