



395 SABATTUS STREET, LEWISTON, ME, 04240

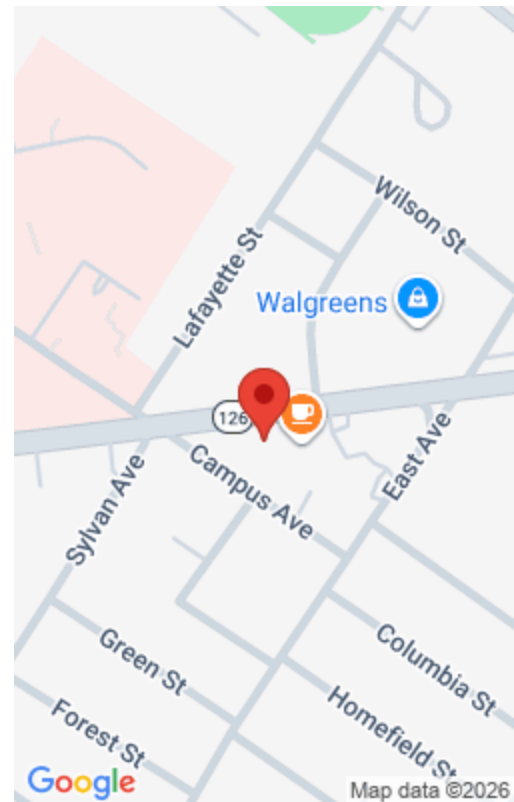
<https://agent207.com>

Lease both floors, occupy one and rent the other, or take full advantage of both levels—the choice is yours. This versatile building is ready to support whatever vision you bring to it. Freshly updated inside and out, it now features new exterior paint—including windows and doors—and a brand-new roof completed in October 2025. Inside, you'll [...]



\$350,000

- 0 baths
- Office
- Commercial Sale
- Active



Basics

Category: Commercial Sale

Status: Active

Lot size: 0.1 sq ft

Lot Size Acres: 0.1 acres

Business Type: Commercial, Freestanding Building, Executive Suites, Medical, Office Building, Special Purpose, Other

Type: Office

Bathrooms: 0 baths

Year built: 1988

Zoning: CB

County: Androscoggin

Building Details

Building Area Total: 3264 sq ft

Construction Materials: Wood Siding, Other Exterior, Block, Masonry

Sewer: Public Sewer

Heating: Zoned, Other, Hot Water, Baseboard

Stories: 2

Roof: Pitched, Shingle

Foundation Details: Concrete Perimeter

Basement: Full, Sump Pump, Unfinished, Walk-Out Access

Amenities & Features

Electric: Circuit Breakers

Flooring: Vinyl, Carpet

Parking Features: 5 - 10 Spaces, On Site, Paved

WaterSource: Public

Lot Features: Public Transport Access, Near Turnpike/Interstate, Near Shopping

Cooling: Central Air

Fees & Taxes

Gross Income: \$34,800

Courtesy of



List Office Name: EXP Realty

