

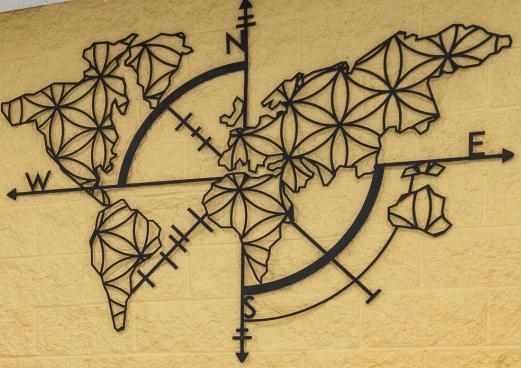
YOU CAN  
DREAM IT  
YOU CAN  
DO IT.

IF YOU  
CHANGE  
THE WAY  
YOU LOOK  
AT THINGS,  
YOU LOOK AT  
CHANGE.

LIVE  
LIKE YOUR  
LIFE IS ON  
THE LINE.

A SMOOTH  
SEA NEVER  
MADE A  
SKILLED  
SAILOR.

YOU HAVE  
SO MUCH  
TO OFFER  
AS THE  
PERSON  
YOU ARE  
RIGHT  
NOW.



**\$375,000**

## **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 [...]



- 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

