



For a complete due diligence package please contact:

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CROSSROADS SHOPPING CENTER

Offered at \$425,000



Crossroads Shopping Center
Located at the intersection of
US 1 and Addison Road
Washington County, Maine

For a complete due diligence package please contact:

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CROSSROADS SHOPPING CENTER

THE CROSSROADS SHOPPING CENTER is located between Ellsworth Maine and Machias, Maine. The center has been under the same ownership for over 20 years and is 100% occupied

Offered at: \$425,000

Special Terms Owner may consider master-leaseback for two years.

BUSINESS SUMMARY

Property Size: 2 acres more or less (MOL)
Tax Map: Map 3, Lot 46, Town of Columbia
Road Frontage: ⁽¹⁾ 326 feet on US 1,
 240 feet on Addison Road
Terms: Owner may consider master-leaseback for two years.
Leaseable Area: ⁽²⁾ 17,000 square feet
Sewer: Private
Water: Private well
Taxes: \$5,704
Tenants: Crossroads Ace Hardware, Four Corners Rod and Gun, Computer Shop, Tattoo Store
Capitalization Rate: 8% projected

(1) Per deed (2) Per appraisal.



The shopping center is located at the corner of US 1 and Addison Road and enjoys excellent road signage.

Serving Washington County, Maine



Crossroads Ace Hardware is the anchor tenant in the center.