

# Commercial - Lincoln, ME



## 9 Main Street, Lincoln, ME, 04457

Offered at \$889,000

Looking for great investment opportunity that puts you front and center of town? Look no further. This 10,000+ Square Foot commercial building sits at the crossroads of West Broadway (Route 155) and Main Street (Route 2 & Route 6). According to the Maine DOT the traffic count here averages around 8500 cars daily between 7 AM and 7 PM with total daily average of 10,022 in 2021. The property currently has 4 tenants with finished room for 2 more tenants and another unfinished space just waiting for what you or your tenant want/need. The building sits on 0.2+/- acres with 84.6 feet of frontage on Mattanawcook Pond. The southern side of the building provides access to the lower waterfront portion of the building and is adjacent to the town owned park where there are weekly free music concerts in the summer at the gazebo. This park is also home to the Lincoln Loon and features a small public boat dock. In front of the building is a 12 space owned parking area which is adjacent to a larger municipal parking lot providing plenty of parking for tenant clients and customers. Built in 2003, this beautifully situated commercial building was built with convenience and efficiency in mind. The engineered design includes many upgrades. The outside walls include an extra 1 inch layer of Polyisocyanurate foam insulation and the walls / floors / ceilings between units are fire-rated material thus eliminating the need for a sprinkler system. The bottom floor has radiant heat built into the slab for both comfort and efficiency and the upper floor temperature is controlled by 2 HVAC units. Current tenants include the HAN dental office, Penquis CAP, NEOE and a private attorney office. The dental office is 2400 +/- SF in space and has its own T-4 line for high speed secure internet. The Penquis office is 1200 +/- square feet and includes several private offices as well as a conference room, reception area and break room.

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

Built: 2003



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vip@assist2sell.com

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