

# FOR LEASE 61 WASHINGTON STREET

LOCATED WITHIN THE SANFORD MILL, SANFORD ME

## KEY ATTRIBUTES

- 4,250 SF
- Previously fit out for restaurant use
- Existing infrastructure includes a hood system, walk-in cooler, grease trap, and custom bar (can be removed for non-restaurant use)
- 12' ceilings with full-height windows on two walls
- Adjacent to the Mousam River
- Private dedicated 1,500 SF patio with separate entrance
- Public water & sewer
- Natural gas available
- Parking is adjacent to the building's rear lot, 46 shared parking spaces available for the commercial tenants

## FLEXIBLE USE + VERSATILE LAYOUT

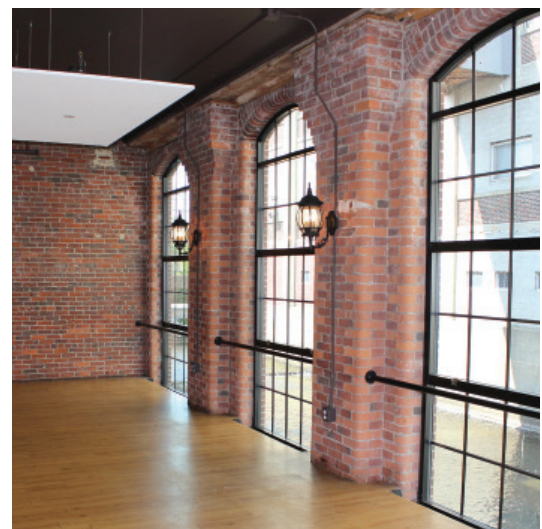
Currently configured as a restaurant but adaptable for:

- Office or Coworking Spaces
- Wellness studios (e.g., yoga or fitness)
- Retail
- Cafés or Breweries
- Other creative concepts

*Owners are ready to collaborate with tenants to design a custom layout that aligns with their business vision.*

## ASKING RATE

\$13 SF Modified Gross



Individual Member

**Roxane A. Cole, CCIM**  
Managing Member  
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**ROXANE COLE**  
COMMERCIAL REAL ESTATE LLC

The statements and figures presented herein, while not guaranteed, are secured from authoritative sources. The broker discloses that she is acting solely as an agent for the seller in the marketing, negotiation and selling of the property.

P.O. Box 7432 Portland ME 04112-7432 • 207.653.6702 • [www.roxanecole.com](http://www.roxanecole.com)



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## DIRECTIONS

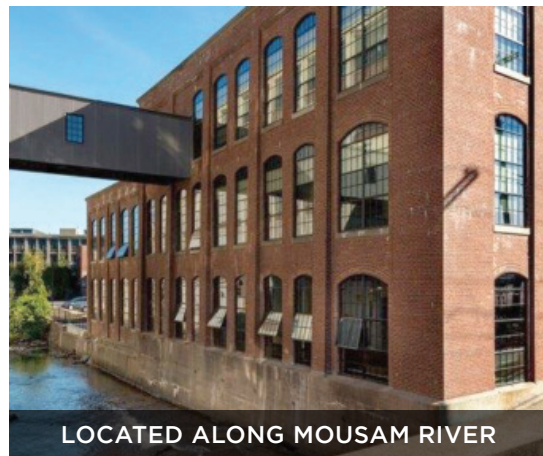
- Turn onto High Street from River Street
- Right onto Heritage Crossing
- Turn right at Sanford Mill ENTRANCE (see map)
- Bear right along the river
- Proceed straight into the parking lot



CUSTOM BAR



46 ON SITE PARKING SPACES



LOCATED ALONG MOUSAM RIVER



EXISTING COMMERCIAL KITCHEN



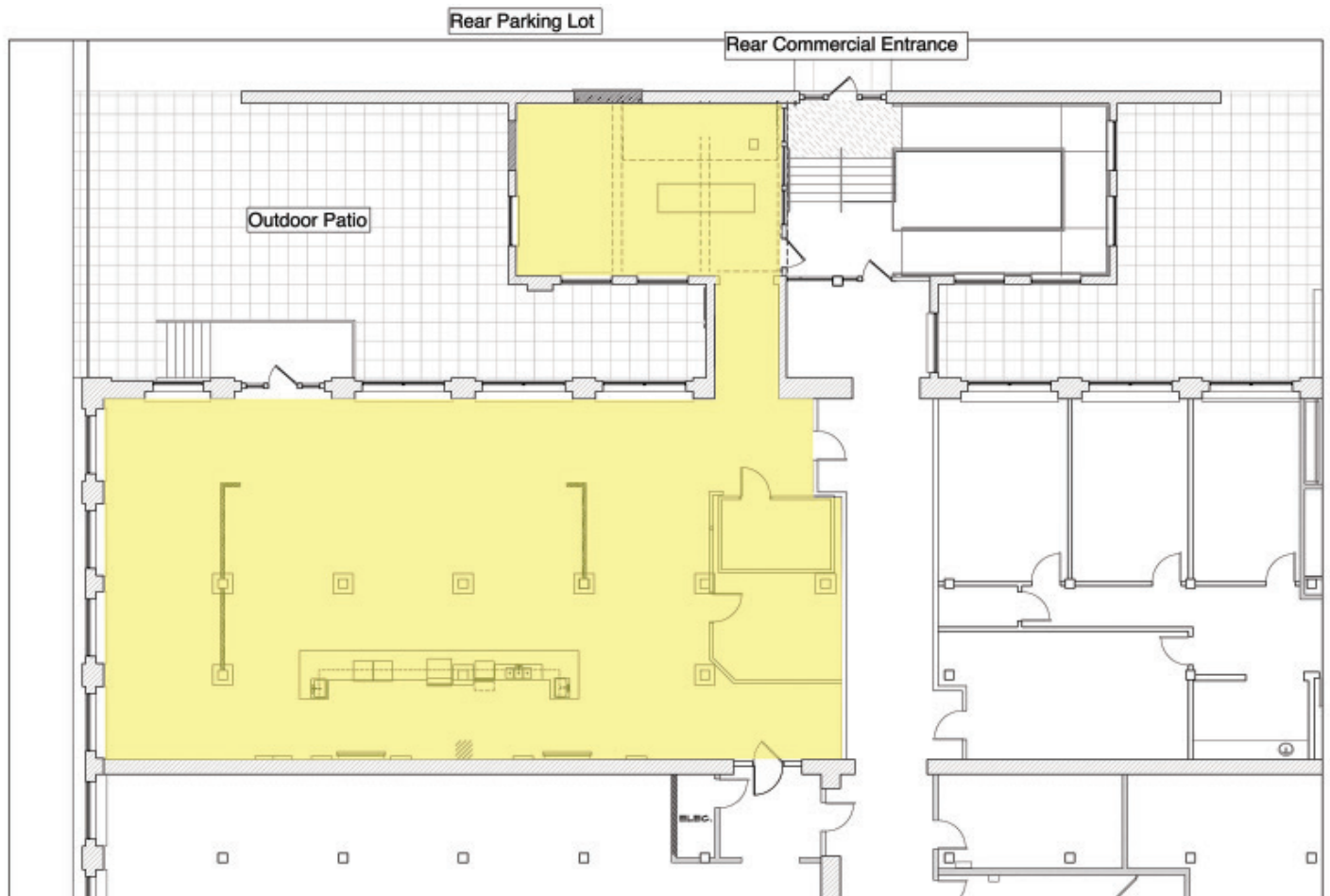
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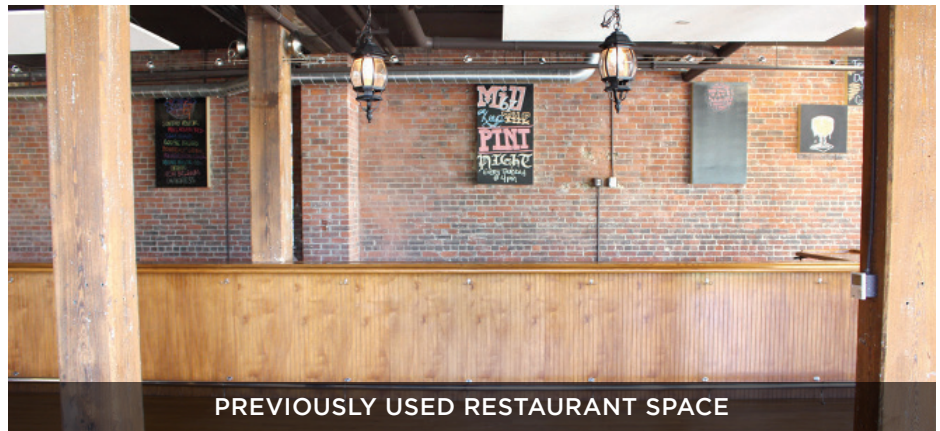


# FOR LEASE 61 WASHINGTON STREET

LOCATED WITHIN THE SANFORD MILL, SANFORD ME



ENTRANCE TO COURTYARD



PREVIOUSLY USED RESTAURANT SPACE



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## FEATURES

### HISTORIC DESIGN WITH MODERN APPEAL

- Features oversized windows, stunning river views and a charming outdoor courtyard
- Showcases exposed brick walls, wooden columns, and abundant natural light
- Blends industrial design with modern, rustic charm

### BUILT-IN CUSTOMER BASE

The building features 43 occupied residential units, housing approximately 70 mixed-income residents.

Additionally, the first floor is home to a thriving salon and a long-term office tenant, providing consistent foot traffic and a built-in, loyal customer base.

### FULL AMENITIES

- Includes shared restroom facilities with updated finishes
- Ample parking—a rare convenience in a bustling downtown area

### PRIME LOCATION

- Located in a beautifully renovated historic mill
- Walking distance to Main Street with access to shops, restaurants, and local businesses



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12' CEILING HEIGHT



COMMERCIAL SPACE

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