

8 Pomerleau Street

8 Pomerleau St, Biddeford, ME 04005

Listing ID: 30868334
Status: Active
Property Type: Office For Sale
(also listed as Special Purpose)
Office Type: Business Park, Executive Suites
Size: 13,942 SF
Sale Price: \$1,275,000
Unit Price: \$91.45 PSF
Sale Terms: Cash to Seller
Loading: 1 Door



Overview/Comments

PRICE REDUCTION OF \$125,000!

HERE'S THE BARGAIN YOU'VE BEEN LOOKING FOR: 100% OCCUPIED FLEX BUILDING SELLING SIGNIFICANTLY BELOW REPLACEMENT VALUE

Recent improvements by seller include new 55,000 kw solar system, upgraded HVAC and air exchangers, LED light package. Room for expansion. 60 parking spaces. 7,000+/- sq ft vacancy as of April 1, 2025

Located in the thriving Route 111 business corridor, next to Southern Maine Medical Center, municipal bus stop, YMCA, Ice Arena, and 1/4 mile from Turnpike Exit 32

Great opportunity for a 1031 exchange, value-add investor, or owner user

Signed Confidentiality Agreement required prior to showing

PRICED TO SELL

More Information Online

<https://www.newenglandcommercialproperty.com/listing/30868334>



QR Code

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General Information

Taxing Authority:	Biddeford	Class of Space:	Class B
Tax ID/APN:	2/86/2	Gross Building Area:	13,942 SF
Zoning:	I3	Building/Unit Size (RSF):	13,942 SF
Property Use Type:	Net Leased Investment (NNN), Investment, Vacant/Owner-User, Business	Usable Size (USF):	13,942 SF
Building Name:	8 Pomerleau Street	Land Area:	1.09 Acres
		Sale Terms:	Cash to Seller

Office Type Business Park, Executive Suites, Coworking, Governmental, High-Tech, Institutional, Medical, Mixed Use, Flex Space, Net Leased, Office Building, Other

Area & Location

Property Located Between:	Arena Drive and Turnpike Exit 32	Airports:	Nearby
Property Visibility:	Excellent	Site Description:	Paved for parking
Highway Access:	8 Pomerleau is directly off from Route 111, and 1/4 mile from Maine Turnpike Exit 32, and nearby US Route 1		

Area Description A vibrant section of Biddeford, anchored by Southern Maine Health Care, the Biddeford Ice Arena, and many established service, retail and food businesses. Excellent property for a growing workforce commuting from proximate municipalities throughout Southern Maine and Greater Portland. With its many recent improvements this property is ready to catch the upswing of the growing demand in the Biddeford market

Building Related

Total Number of Buildings:	1	Year Renovated:	2022
Number of Stories:	2	Roof Type:	Other
Year Built:	1985	Construction/Siding:	Steel Frame

Exterior Description:	Metal	Freight Elevators:	0
Parking Type:	Surface	Sprinklers:	None
Parking Description:	Abundant surface parking adjacent to the building	Heat Type:	Electricity, Propane
Total Parking Spaces:	60	Heat Source:	Central, Heat Pump
Loading Doors:	1	Air Conditioning:	Other
Passenger Elevators:	0	Internet Access:	Cable

Interior Description Pleasant, sunny space with natural light, open areas and high ceilings. Move-in condition with fabulous flexibility for a wide variety of uses

Land Related

Zoning Description:	Flexible	Sewer Type:	Municipal
Water Service:	Municipal	Legal Description:	York County Registry of Deeds Book 19012 Page 39

Location

Address:	8 Pomerleau St, Biddeford, ME 04005
County:	York
MSA:	Portland-South Portland



Property Images



8 Pomerleau Entrance



8 Pomerleau Parking



8 Pomerleau Roof & Solar



8 Pomerleau & Surrounding Area



8 Pomerleau & neighboring building



8 Pomerleau Aerial

Property Contacts



Roxane A. Cole

Roxane Cole Commercial Real Estate, LLC
207-653-6702 [M]
207-653-6702 [O]
rcole@roxanecole.com