



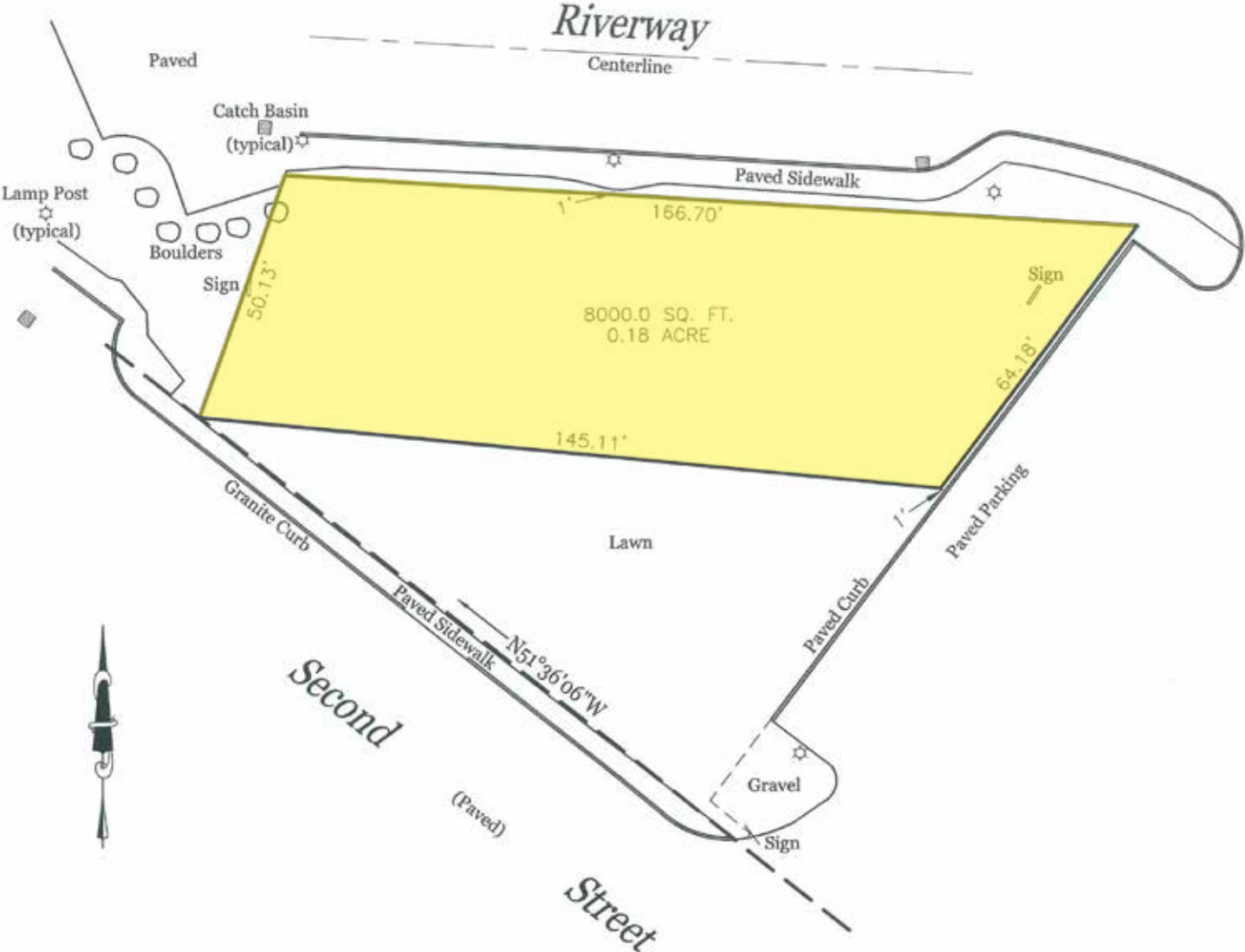
## PROPERTY HIGHLIGHTS

- 8,000± SF City-owned site ideal for mixed-use development
- In a Federal Opportunity Zone with significant Federal tax benefits
- Located on the banks of the Androscoggin River with spectacular views adjacent to Anniversary Park
- In close proximity to Dunkin, The Fire House Grill, and the Boys & Girls Club of Auburn
- Projects that create a minimum of \$2 million in assessable value within the district may be eligible for a Credit Enhancement to assist with development costs
- The Auburn City Council has allocated \$1 million toward downtown redevelopment projects
- A maximum of \$250,000 per project is available to assist with substantial development.
- Pricing negotiable for the right project.



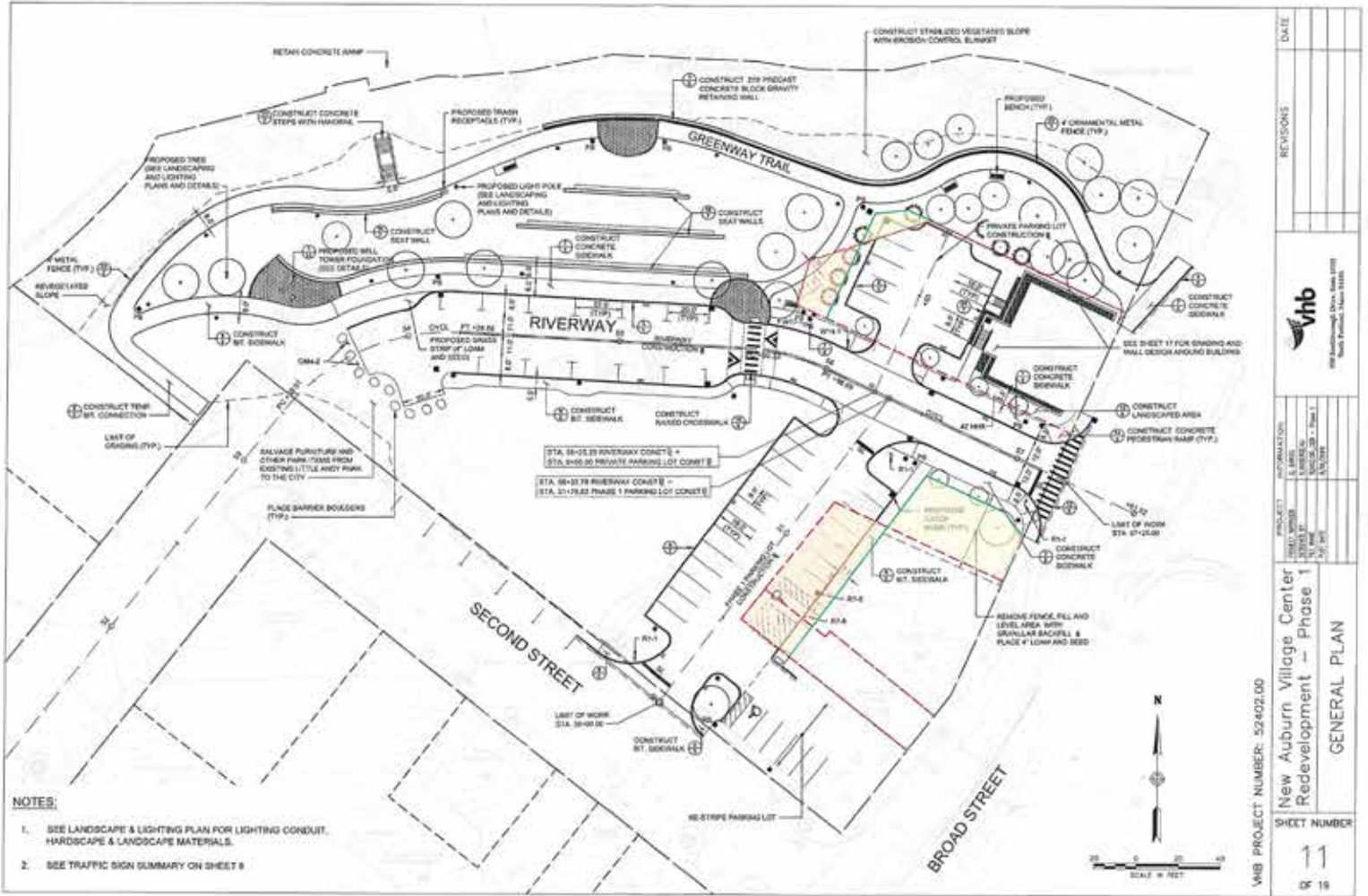
### PROPERTY DETAILS

<b>OWNER</b>	City of Auburn
<b>LOT SIZE</b>	8,000± SF (0.18± Acres)
<b>PARKING</b>	Public parking available nearby
<b>ZONING</b>	T-5.1 - Downtown Traditional Center. Flexible urban form based code to maximize development potential
<b>UTILITIES</b>	Public water/sewer at street
<b>SALE PRICE</b>	See Broker for Incentive Pricing





# AUBURN VILLAGE CENTER REDEVELOPMENT PLAN



- NOTES:**
- SEE LANDSCAPE & LIGHTING PLAN FOR LIGHTING CONDUIT, HARDSCAPE & LANDSCAPE MATERIALS.
  - SEE TRAFFIC SIGN SUMMARY ON SHEET 8



# FOR SALE | URBAN INFILL DEVELOPMENT SITE

## ANNIVERSARY PARK PAD SITE, AUBURN, ME 04210



### CONTACT US



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