# FOR SALE | URBAN INFILL DEVELOPMENT SITE ANNIVERSARY PARK PAD SITE, AUBURN, ME 04210





### **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.

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### **PROPERTY DETAILS**

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

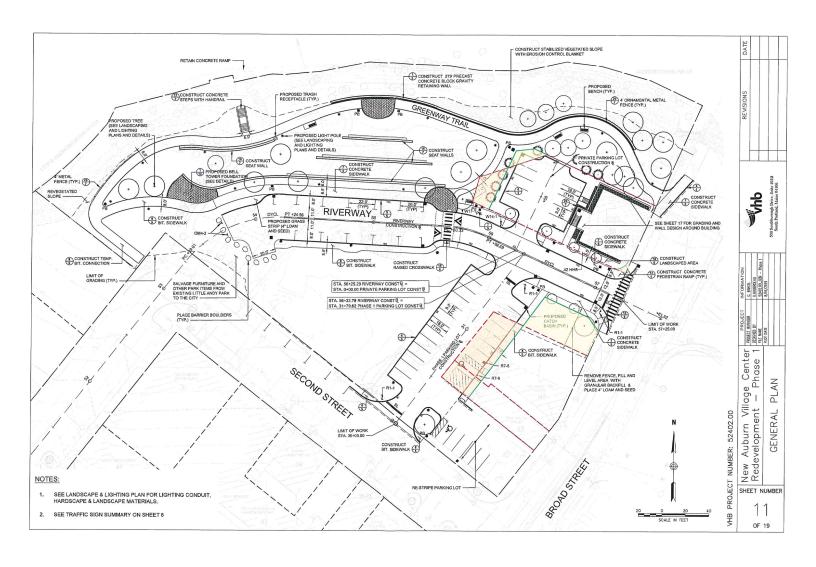


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### **AUBURN VILLAGE CENTER REDEVELOPMENT PLAN**



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#### **CONTACT US**



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