Town of Pittsfield, Maine
Economic Development Opportunities

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TOWN MANAGER: Kathryn Ruth

Economic Marketing Plan

Available parcels and/or buildings for development:

Private Sector:

The Town hosts an impressive inventory through the private sector. A sample of the offerings is listed:

A. Available Land:

1. Available Downtown Location, Central Street: 33,105 square foot lot with 292' frontage along Central Street. Most of the lot is graveled. Great visibility in a high-traffic area across from the Post Office. Commercially zoned as Town Center District. Contact Allied Realty (1-207-474-9553) or houses@alliedrealty.net

B. Available Buildings:

1. 135 Main Street: Very strategic location on Main Street. 3,000 square feet of first floor commercial office space. Remodeled space in our historic downtown known as the "Dysart Building.". Contains 11 offices, 2 spaces that can be converted to offices, conference room, kitchen and restrooms. Available for lease. Contact Dwayne Ames, Building Owner (1-207-745-5863).

2. 186 North Main Street Former Redemption Center: Own your own business and live on-site or generate rental income from two apartments. Business for sale including building and .2 acre lot along Sebasticook River. Base floor area is 1260 square feet and apartments are 1180 square feet. Forced warm air for heating. Remodeled in 1970. Asking price is $35,000. Contact Eric Hammond (416-5309 – cell).

3. Somerset Plaza. Somerset Avenue: Lease opportunities available in the Town's full-service commercial plaza. Great access to the Interstate; extensive parking; telecommunications availability; three-phase power at the mall. Currently houses many retail stores, a large contact center, professional offices, grocery store, and an insurance agency. Also available is a small former bank building which is free standing. Contact Dana Cassidy, Owner (1-207-227-4160) or dccassidy@live.com

C. Available Buildings and Land:

1. Office Building: Office suites in excellent condition located on our busy Main Street adjacent to the Town's Industrial Park. Property contains 1.10 acres (Map 22, Lot 007). The offices are located in a 3,150 square foot building at 453 Main Street. The offices were built in 1950 and have been extensively remodeled. A storage warehouse totaling 2,016 square feet is attached. A large parking lot is available on site for customers and employees. . It offers many medical office and Dental Office examination rooms and could also be used for many other functions. Contact Susan Eldridge (1-207-942-8261 x-225) or sjerealtor@gmail.com

2. 457 Main Street Large Building with Overhead Doors: 9,500 square foot building with four 12-14' overhead doors offers potential for any number of commercial uses. 1.17 acre corner lot with 300' frontage allowing access by any vehicle. Includes a renovated 3 bedroom 2 bath ranch in the back. Lots of potential for business activity along a busy commercial route. Contact Jim Moorhead at Maine Country Properties (1-207-487-3165) or info@mainecountryproperties.com

Economic Marketing Plan

3. 963 Canaan Rd.- Four Season Resort with Café: A great Commercial and Recreational Opportunity. 3.77 acres located on the shores of Sibley Pond. Includes four cottages, café, private beach, boat launch and plenty of parking. 560' feet of water frontage and 986' of road frontage. Existing retail/service business. Boat mooring, boat slip, dock, waterfront deep, and water view. Well landscaped. Contact Jim Moorhead at Maine Country Properties (1-207-487-3165) or info@mainecountryproperties.com

4. Golf Course and Business for Sale: 52+ acre Golfing facility includes 9-hole Golf Course, Driving Range, Club House, Pro-Shop and House. This is the "go-to" course for local players. Located at 386 Hartland Ave, Pittsfield, ME. Contact John Doyon of Malone Commercial Brokers (1-207-772-2422).

5. 164 Central Ave.: Commercial Building located on approximately 1.54 acres of land with 352 feet of frontage on Central Ave. Public telephone, electricity, water and sewer service this building as well as abuts the railroad. Plenty of parking on paved/gravel lot. Total square footage is 46,410 in this 3-story building including 600 square feet of office space on the second level. Bathrooms on all 3 levels. Pitched and metal roof and vinyl siding. Contact Lea Worcester (1-207-270-0211).

Town Inventory:

A. Available Land:

The Town is indeed fortunate to have the ability to offer the following selections to proactively promote Pittsfield's future economic growth and development:

1. Industrial Property: 87.0 acres with approximately 400' frontage on the Webb Road. Natural setting. Abuts the railroad. Development potential along the Webb Road. The back of the property contains a preservation area. Ideal for environmental services. Price: Negotiable. Contact Kathryn Ruth at the Pittsfield Town Office (487-3136) or townmanager@pittsfield.org

2. 137 Main St.: Theatre building seating 261 and a total capacity of 288. Includes Digital Projector and Digital Sound System, Box Office, Concession Stand and Large Stage for live shows. Located in the heart of downtown Pittsfield adjacent to Retail Outlets, Restaurants, Banks, Offices and more. Contact Kathryn Ruth at the Pittsfield Town Office (487-3136) or townmanager@pittsfield.org.

Unique Opportunities for the Right Project:

1. 493 Main St- Large one-story building in a great location on a busy main street. Includes machine shop setup to repair mechanical equipment. Plenty of storage space and parking. Formerly an Equipment Rental business, this location can be re-opened or converted to another kind of business. Call Richard Bellows, building owner-
(207-487-3330).