

FOR SALE

Medical/Professional Office Condo

45 Forest Falls Dr., Suite 1-A Yarmouth, Maine



PROPERTY:	45 Forest Falls Drive	LOCATION:	45 Forest Falls Dr., Suite 1-A Yarmouth, Maine
SIZE UNIT:	4,764 sf +/-	YEAR BUILT:	2004
MAP/LOT:	011/001/002/0A1	BOOK/PAGE:	38455/0001
ZONING:	CD4-C	LIST PRICE:	\$945,000

Presented By:

AKERS ASSOCIATES, INC.
408 FORE STREET
PORTLAND, MAINE
207-774-8300

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Property Summary

45 Forest Falls Drive, Suite 1-A in Yarmouth, Maine is part of a multi-use professional medical/office condominium building situated off of US Route 1 and Interstate 295 highway. The property is located on 1.6 acres of land with on-site, paved shared parking. The available Class A space is located on the ground floor of the property ideally situated for professional medical/office space. The space consists of a combination of large open spaces, individual spaces, reception and waiting areas, 2 kitchenettes and 3 private handicapped bathrooms. A rare opportunity for any small business to be part of a professional, well managed setting.




OWNER:	Rocks Edge, LLC	INCOME:	See Broker
CONSTRUCTION:	Wood Clapboard	INTERIOR FINISHES:	Sheetrock Painted Walls, Acoustical Ceilings
SITE SIZE:	1.6 +/- Acres	ROOF:	Shingled - Pitched
PARKING:	Paved - Abundant Shared	UTILITIES:	Public Water & Sewer, Electricity, Propane Gas Heat
HVAC:	Central AC, Forced Hot Air Separately Metered	HEAT & ELECTRICITY:	Separately Metered, Tenant's Expense

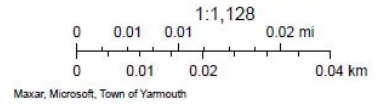
SITE PLAN

Town of Yarmouth Public Map Viewer



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 Parcels



Public User
Town of Yarmouth

FLOOR PLAN

