

FOR SALE

MEDICAL OFFICE CONDO IN PRIME LOCATION

243 US ROUTE 1, SCARBOROUGH, ME 04074



PROPERTY HIGHLIGHTS

- Rare opportunity to purchase turnkey medical office space in Scarborough
- Turnkey for medical uses with four (4) plumbed exam rooms
- Prime Scarborough location on heavily trafficked Route 1 with ample off street parking
- 1,634± SF second floor condo with elevator access

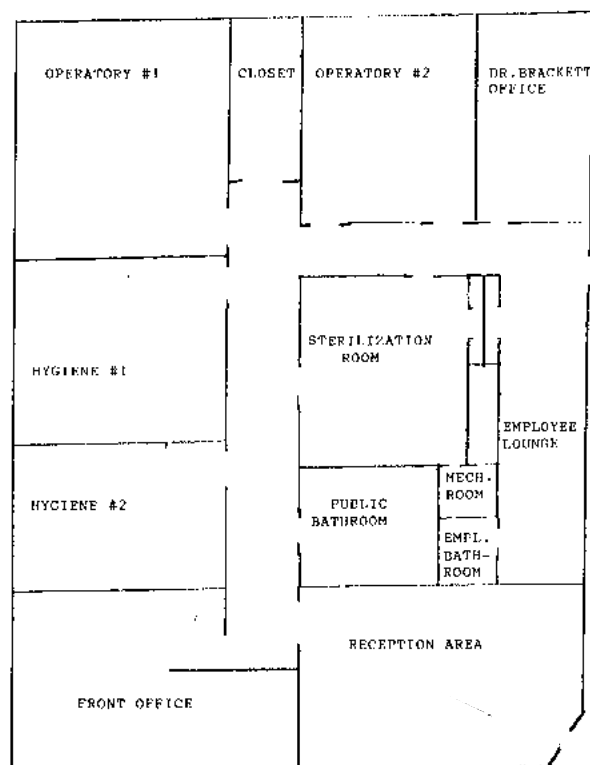
PRICE: \$475,000



PROPERTY DETAILS

OWNER	Jeffrey Brackett
ASSESSOR'S REFERENCE	Map 43 Lot 705
REGISTRY OF DEEDS	11421/1
YEAR BUILT	1987
BUILDING SIZE / AVAILABLE SPACE	1,634± SF
# OF STORIES	2
ZONING	TVC2
HEATING/COOLING	Gas fired central air. Heat and AC. Separately metered.
WATER/SEWER	Municipal
POWER	Single Phase
SPRINKLERS	Wet System
RESTROOMS	2 Private
PARKING	On site
LOT FRONTAGE	200 ft.
TRAFFIC COUNT	28,750 cars per day, MDOT (2025)
DATE AVAILABLE	Immediately
OTHER BUILDING TENANTS	Jones & Dakers Law Office, Blue Point Financial, Coastal Accounting
AREA BUSINESSES	Oak Hill Professional Center, MaineHealth Scarborough Campus, Bangor Savings Bank, Rosemont Market, Lois' Natural Marketplace
AREA AMENITIES	Scarborough Public Library, Scarborough Memorial Park
ANNUAL TAXES	\$3,464.71
CONDO DUES	\$9,741.66 (2026)
SALE PRICE	\$475,000

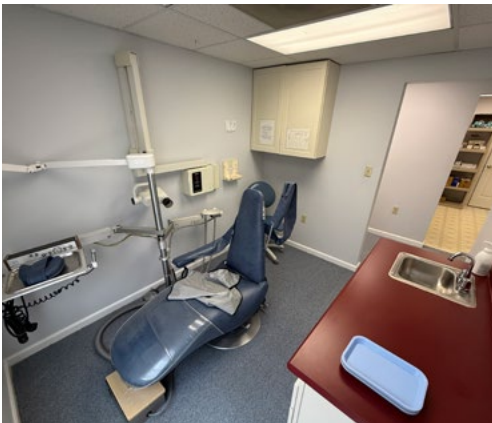
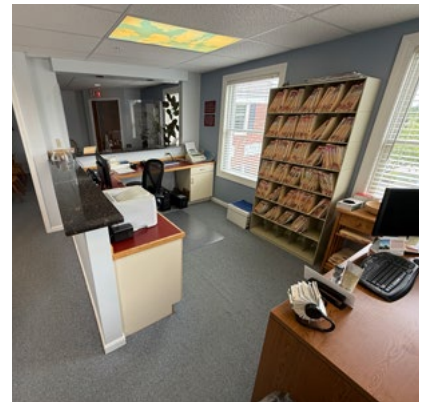
FLOOR PLAN



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PHOTOS



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CONTACT



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.