

# FOR SALE/LEASE

## Medical Office Condo

1,088 SF | \$250,000 | \$2,100/mo



## 2 Medical Center Drive, Unit 3 - Biddeford

### Property Highlights

- *Medical office condo*
- *Excellent visibility on Alfred Road/Route 111*
- *Adjacent to SMHC*
- *Recent Renovations*

### Property Description

We are pleased to offer Unit 3 at 2 Medical Center Drive, a single-story medical office condo adjacent SMHC Hospital, for sale or lease. This property has a medical office layout with warm natural light providing a welcoming front waiting room, large exam room, a private doctor's office, large reception area, supply room with sink, restroom in suite, and rear storage area. The site offers excellent visibility and access to Route 111 and the Maine Turnpike.



### Broker Contact

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## Property Overview

Owner	Maine Muscle Therapy, LLC
Unit Size	1,088± SF (Unit #3)
Lot Size	0.20± acres
Space Breakdown	Unit #3, first-floor medical office space
Assessor's Reference	Map 2, Lot 56-6
Deed Reference	Book 15362, Page 238
Zoning	(M) - Medical; Allows for hospitals and medical offices or other uses associated with medical facilities or occupations
Assessed Value	Land \$92,900 - Building \$83,500 - Total \$176,400
Annual Taxes	\$2,508 for FY 24-25
Year Built	1984
Construction	Wood frame
Roof	Gable, asphalt shingles
Siding	Cedar shakes, brick
Flooring	Varies throughout with carpet, tile, and vinyl
Utilities	Public water, sewer, electricity, telephone, and natural gas
HVAC	Gas-fired forced hot air/AC, 40 gallon electric water heater
Bathrooms	One, 2-piece restroom in suite
Parking	47 spaces, in common
Accessibility	Excellent
Traffic Counts	12,540 AADT
Road Frontage	300'

**FOR SALE : \$250,000 - FOR LEASE : \$2,100/MONTH (\$23.16/SF) MG**

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