

249 WESTERN AVE, AUGUSTA, ME 04330

FOR SALE



LARGE OFFICE BUILDING

For More Information, Please Contact:



Charlie Hippler

Associate

(207) 744-3084 Ext 315

Charlie@CoreFirms.com



Josh Soley

President

(207) 744-3084 Ext 301

Josh@CoreFirms.com



PROPERTY INFORMATION



Address	249 Western Ave, Augusta, ME
Sale Price	\$3,225,000.00
Sq. Footage	28,000 ± Sq. Ft.
Lot Size	1.84 ± Acres
Property Type	Office
Class Subtype	Class B
Year Built	1971
Use Code	3400
Parking	Ample On-Site
Restrooms	2
Tenants	TRC Engineers

Prime professional office space available for sale on one of Augusta's busiest commercial corridors. Located at 249 Western Avenue, this 28,000 square foot standalone building offers exceptional visibility, convenience, and accessibility for businesses seeking a prominent address in central Maine.

Positioned less than 1 mile from I-95, the property offers seamless highway access for clients and employees commuting from across the region. It sits directly on Western Avenue (US Route 202), Augusta's premier retail and office corridor, with average daily traffic counts exceeding 20,000 vehicles.

Surrounded by major national retailers and service providers including Hannaford, Target, Walgreens, Bank of America, McDonald's, and Home Depot, this location ensures steady foot traffic and exposure. The property is also just minutes from downtown Augusta, the Maine State House, and government office buildings, making it ideal for legal, financial, or professional services firms.

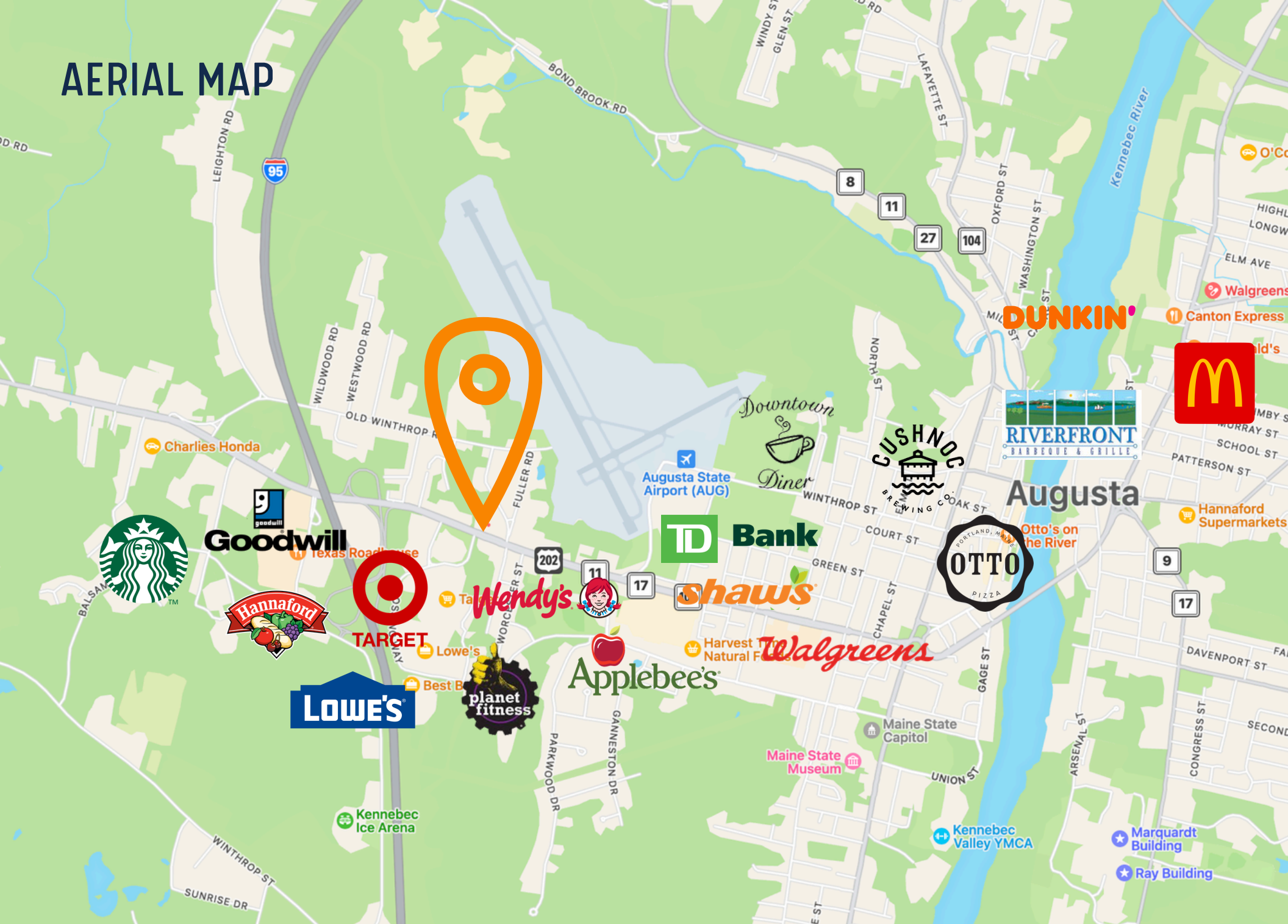
PROPERTY PHOTOS







AERIAL MAP



LARGE OFFICE SPACE

249 WESTERN AVE,
AUGUSTA, ME 04330



For More Information, Please Contact:



Charlie Hippler
Associate
(207) 744-3084 Ext 315
Charlie@CoreFirms.com



Josh Soley
President
(207) 744-3084 Ext 301
Josh@CoreFirms.com