

FOR SALE/LEASE • MEDICAL/OFFICE

25 B Long Creek Drive • South Portland, ME



PRICE REDUCTION



4,530-6,230± SF OFFICE CONDO

- Office space ideal for medical, dental, wellness or clinical services
- 1,700±SF daylight basement space suitable for administrative or professional uses
- Convenient location near Western Avenue and the Maine Mall with easy access to I-95 and I-295
- Well-maintained building
- Ample parking for patients, clients and staff

SALE PRICE: ~~\$890,000~~ \$875,000

LEASE RATE: MAIN LEVEL - \$15-\$13.50/SF NNN

LOWER LEVEL - \$14-\$12/SF MG



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PROPERTY SUMMARY

25 B Long Creek Drive • South Portland, ME



Site Info

OWNER:	FP Long Creek LLC
DEED:	Book 41773, Page 56
ASSESSOR:	Map 67, Block B, Lot 13
UNIT SIZE:	4,530±SF per condo declaration 1,700±SF bonus lower level
SIGNAGE:	At pylon, lobby and suite
PARKING:	Ample on site
CONDO FEE;	\$1,495/month
ASSESSED VALUE:	\$883,100
PROPERTY TAXES:	Currently exempt Estimated \$12,060 FY 2026
ZONING:	CS Suburban Commercial

Building Info

YEAR BUILT:	1993
CONSTRUCTION:	Wood Frame
ROOF:	Asphalt composite
SIDING:	Vinyl
FOUNDATION:	Full
FLOORING:	Carpet and Tile
CEILING HEIGHT:	8'±
HEAT:	Natural Gas
HVAC:	Central Air
UTILITIES:	Municipal water/sewer
KITCHEN:	Yes
RESTROOM:	Five (5)
SPRINKLER:	Wet
ELEVATOR:	Yes



PHOTOS • MAIN LEVEL

25 B Long Creek Drive • South Portland, ME



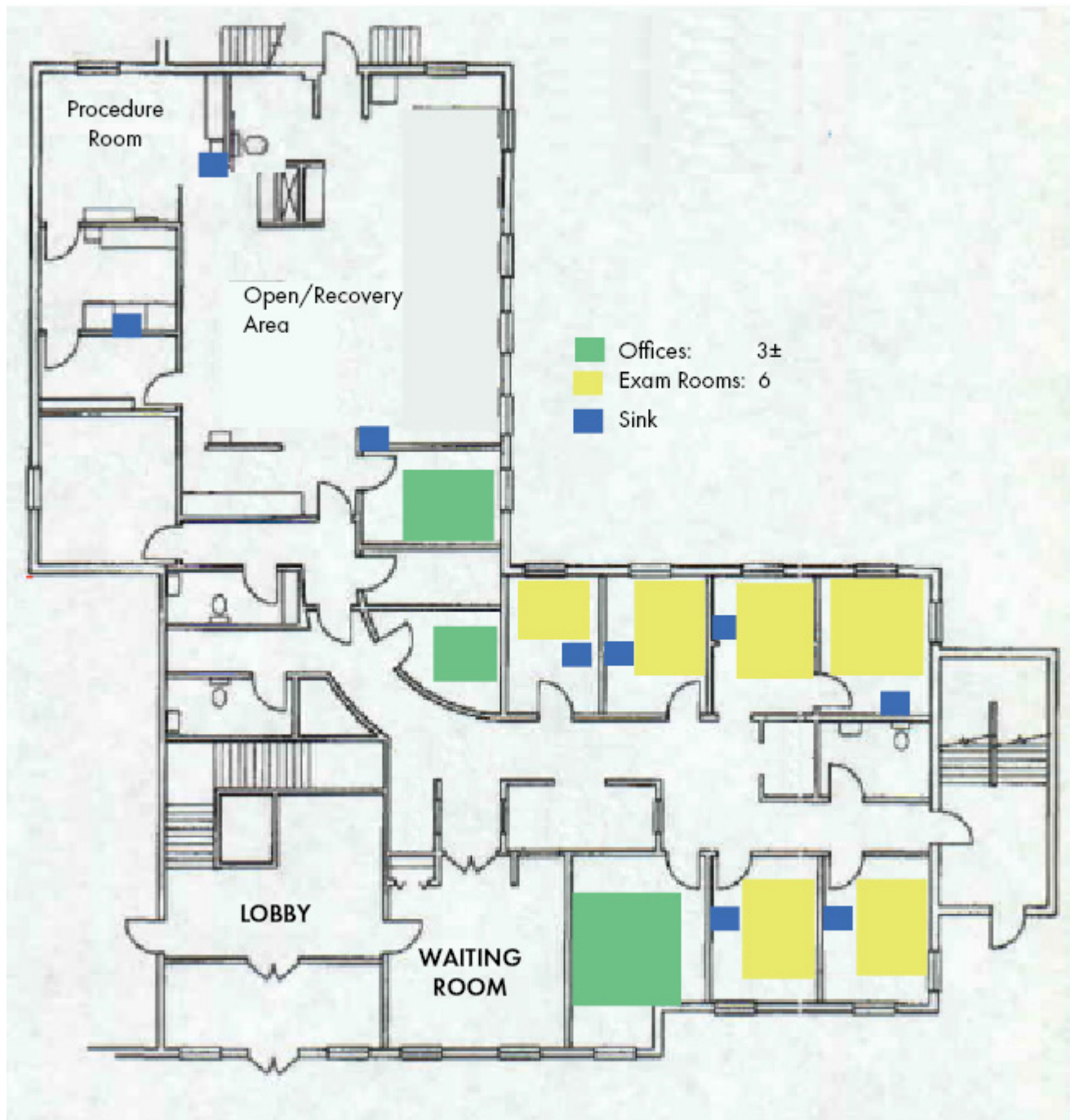
PHOTOS • LOWER LEVEL

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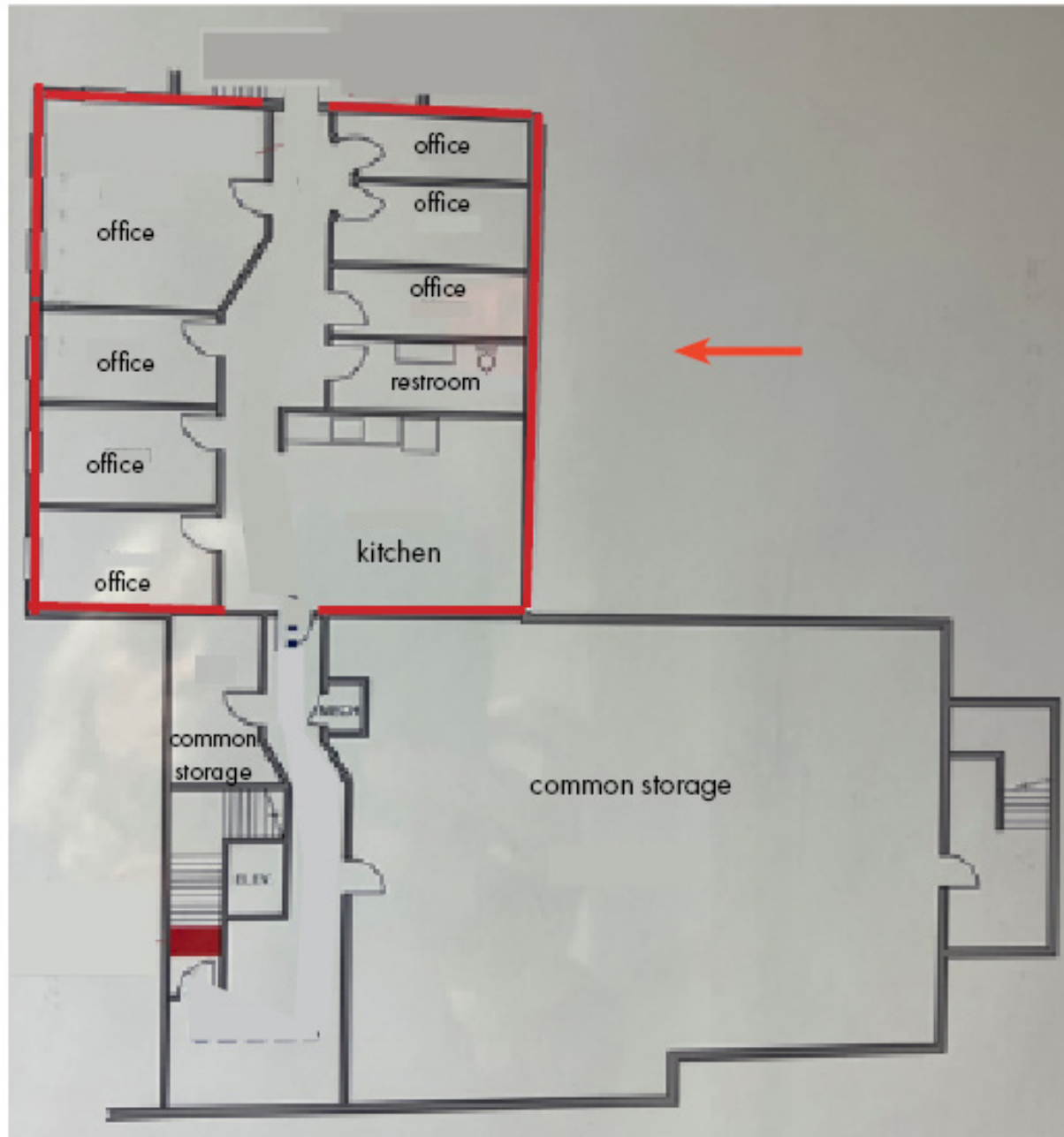
FLOOR PLAN • MAIN LEVEL

25 B Long Creek Drive • South Portland, ME



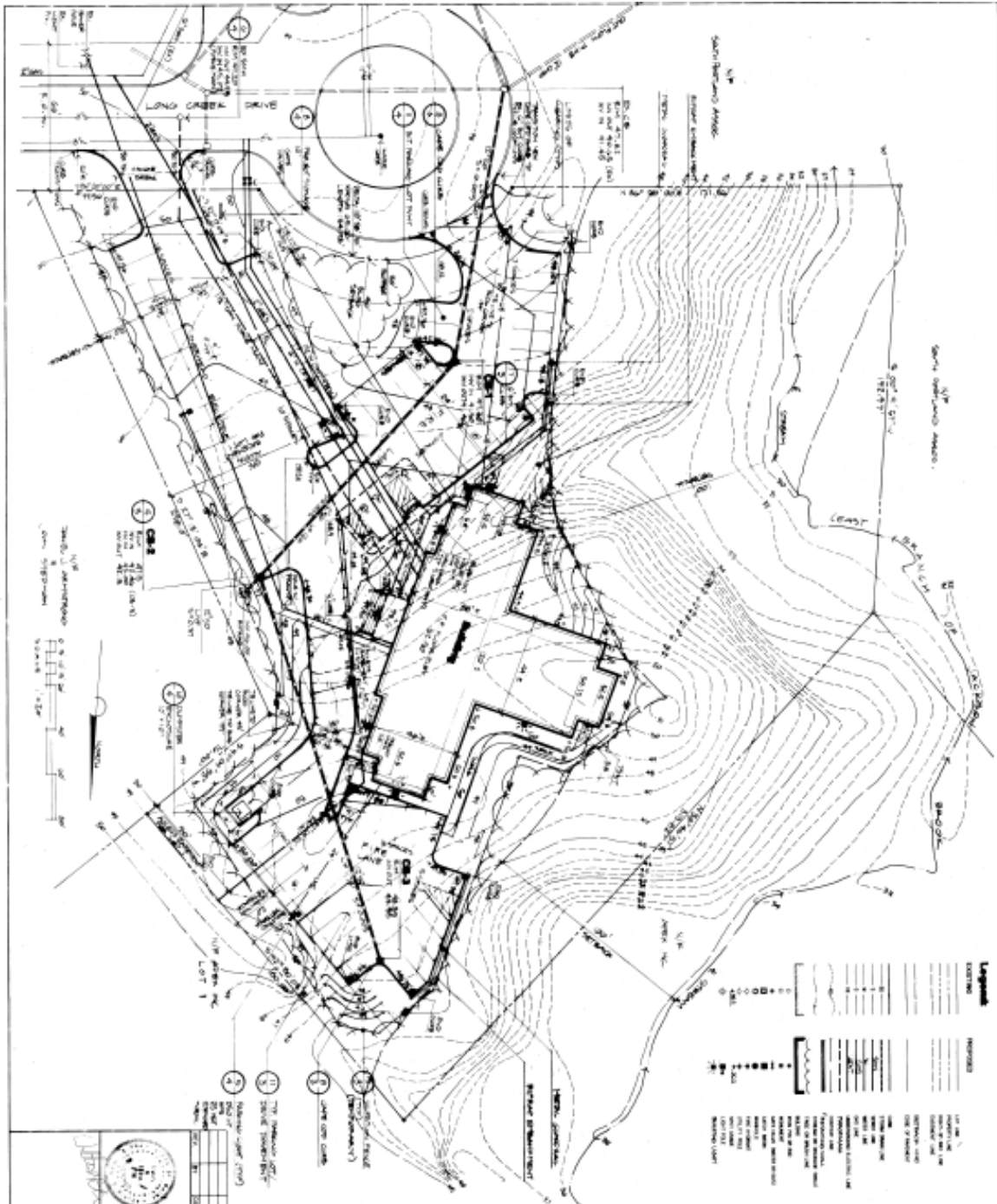
FLOOR PLAN • LOWER LEVEL

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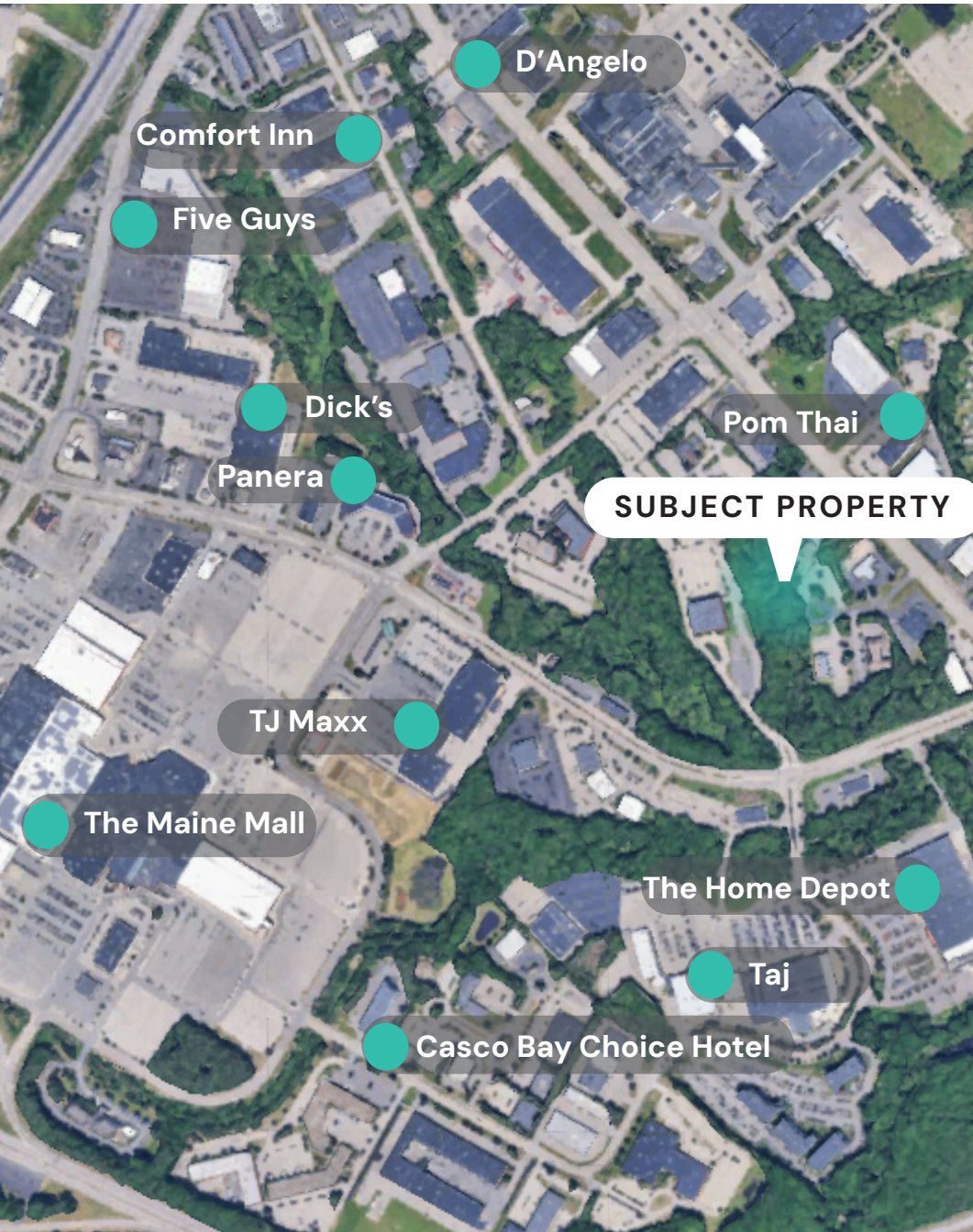
RECORDED PLAT

25 B Long Creek Drive • South Portland, ME



LOCATION MAP

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NEARBY

STAY



DINE



SHOP



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