



952 POST RD, WELLS, ME 04090

FOR SALE **\$250,000**

## COLONIAL SQUARE RETAIL/OFFICE CONDO

For More Information, Please Contact:

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# PROPERTY INFORMATION

<b>Address</b>	952 Post Rd, Unit 14, Wells, ME 04090
<b>Sale Price</b>	\$250,000
<b>Unit Size</b>	1,423 +/- SF
<b>Price / SF</b>	\$176 /SF
<b>Property Type</b>	Retail / Office Condo
<b>Complex</b>	Colonial Square, 23-unit commercial condo
<b>Bathrooms</b>	1
<b>Zoning</b>	General Business (GB)
<b>Year Built</b>	1987 (fully renovated)
<b>Parking</b>	On-site, shared
<b>Utilities</b>	Municipal Water & Sewer
<b>Heat / Cooling</b>	Forced hot air (propane) / Unit AC
<b>2025 Assessment</b>	\$194,600
<b>Availability</b>	Immediate



Office and retail condo directly on Route 1 in Wells, **next door to Miller Fitness**, a 24-hour gym that drives steady daily foot traffic.

Unit 14 offers 1,423 SF on a single floor: an open front room, a built-in reception counter, private offices, and a rear prep area with a three-bay stainless sink.

Well suited to an office user, salon, wellness or service business, or a small retailer that wants Route 1 exposure. Hannaford, Renny's, CVS, and McDonald's are all within a few hundred yards.

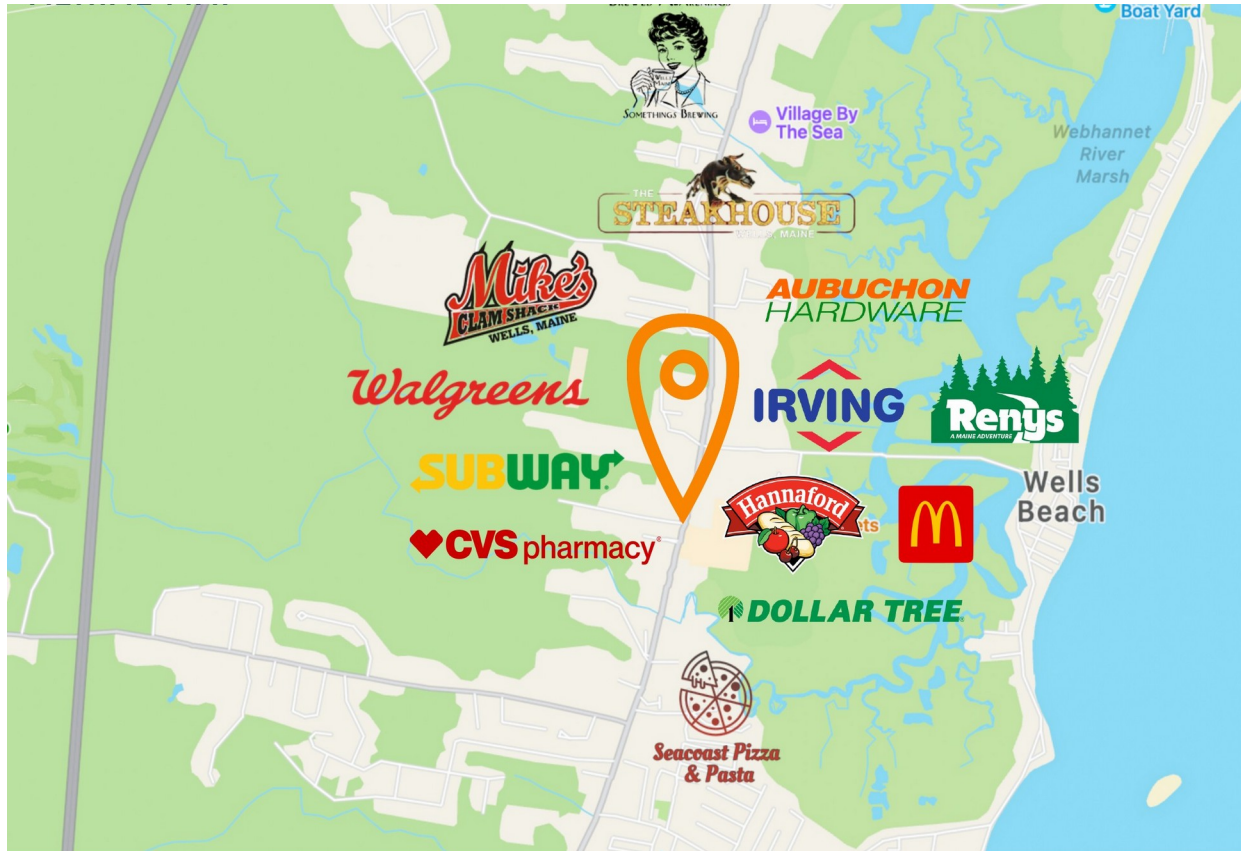
# PROPERTY PHOTOS



# PROPERTY PHOTOS



# LOCATION & AREA



## WHAT'S NEARBY

**Next door:** Miller Fitness, a 24-hour gym

**Grocery:** Hannaford and Reny's

**Pharmacy:** CVS and Walgreens

**Retail:** Dollar Tree, Aubuchon Hardware

**Food:** McDonald's, Mike's Clam Shack, The Steakhouse, Seacoast Pizza

**Fuel:** Irving station

**Beach:** Wells Beach, about 2 miles east

The Route 1 (Post Road) corridor is Wells' primary commercial strip and the spine of its retail trade area.

Wells has roughly 12,000 year-round residents, a number that climbs sharply each summer with beach tourism, seasonal homes, and campgrounds feeding traffic past the door. The unit sits in the densest retail node in town, within a few hundred yards of Hannaford, Reny's, CVS, and McDonald's, with direct access to the Maine Turnpike a short drive away.



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