



13 Railroad Square, Unit 2 Waterville, ME 04901

\$399,000

Beds: 0

Baths: 0

Sq. Feet: 4160

MLS ID: 1667407

Position your business for success at 13 Railroad Square, Suite 2, near downtown Waterville. Conveniently located just minutes from Interstate 95, this highly accessible commercial space offers an exceptional opportunity for medical professional, educational, wellness or office users seeking a versatile and well-designed layout. Previously operated as a medical office, the space is thoughtfully configured with 10 exam rooms, a laboratory, supply room, 2 private offices, a conference room, and a full kitchen. The flexible floor plan can easily accommodate a variety of business types, making it ideal for healthcare providers, counseling practices, training centers, administrative offices, or other professional services. This building is over 4,100 square feet of space. It is in excellent condition with clean modern finishes, energy efficient heating and cooling, and completely turn key. Clients and employees will appreciate the ample on-site parking, while the downtown location provides easy access to local businesses, restaurants, and amenities. Whether you're expanding your business, or seeking an investment opportunity, this well-maintained commercial property offers the space, accessibility, and flexibility to meet your needs. Schedule your private showing today and explore the possibilities at 13 Railroad Square, Suite 2.

View this listing at: <http://www.spragueandcurtis.com/lid=187536707>

PROPERTY FEATURES

Roof Type: Shingle

Heating: Oil, Forced Air

Water: Public

Foundation: Slab

Lot Description: Downtown, Near Shopping, Near Turnpike/Interstate

Exterior: Wood Frame, Clapboard

Cooling: Central Air

Sewer: Public Sewer

Parking: 11 - 20 Spaces, On Site

Electric: Circuit Breakers

Lot Size: 0.26 Acres

Year Built: 1928

Flooring: Laminate, Tile

Association Fee: \$1000/Monthly

Basement: Slab



LISTED BY

Sprague & Curtis Real Estate
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