

# FOR LEASE

Medical, Dental, Veterinary, Professional Office or Retail



|                                   |  |
|-----------------------------------|--|
| <b>Property:</b>                  | 1278 Roosevelt Trail<br>Raymond, Maine 04071 |
| <b>Building Square Footage:</b>   | 1,926 +/- Sq. Ft.                            |
| <b>Lot Size:</b>                  | .50 +/- Acre Lot                             |
| <b>Road Frontage:</b>             | Rt. 302 and County Road                      |
| <b>Zoning:</b>                    | Commercial Zone                              |
| <b>Real Estate Taxes:</b>         | \$ 4,320.24 2025 - 2026                      |
| <b>Heating / Air-Conditioning</b> | HVAC - Propane Fired System                  |
| <b>Electrical:</b>                | 200 Amp (TBC)                                |
| <b>Water/Sewer:</b>               | Private Water & Private Septic               |
| <b>Lease Price:</b>               | \$ 3,000.00 per month (NNN)                  |

**Notes:** This free-standing building and location offers superb visibility and exposure on Rt. 302 in Raymond, Maine. The building is currently configured as Medical Arts and was known as the Raymond Redi Care Facility. There is a large waiting room, multiple treatment rooms, offices as well as a kitchenette, ADA bathroom and an employee bathroom. The building and location was a Bank Branch at one time and still has some financial institution infrastructure place. Some of the contents are negotiable and may be available to lease/purchase.



**OFFERED BY:**

**Larry Eliason**  
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