



# FOR SALE

1010 KENNEDY MEMORIAL DRIVE  
OAKLAND, ME 04963

## PROPERTY HIGHLIGHTS

- 6,000± SF office building on 0.84± acres of land
- Strategically located approximately 1 mile from Maine Turnpike Exit 127
- Dual-level building with exterior access to both floors
- Interior layout includes a combination of private offices, open workspaces, a breakroom with kitchenette, and a dedicated server room
- **SALE PRICE: \$695,000**

## OFFICE BUILDING



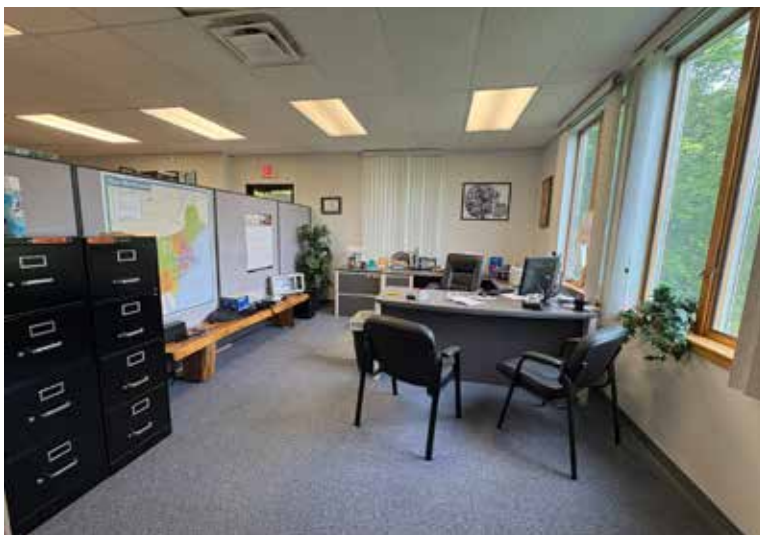
## PROPERTY DETAILS

OWNER OF RECORD	RHA, LLC
BOOK/PAGE	7673/150
ASSESSOR'S REFERENCE	5-72-1
BUILDING SIZE	6,000± SF
LOT SIZE	0.84± AC
LOT FRONTAGE	296'
ZONING	HIGHWAY COMMERCIAL
YEAR BUILT	2000
# OF STORIES	TWO (2)
RESTROOMS	PRIVATE
UTILITIES	MUNICIPAL WATER, PRIVATE SEWER
HVAC	PROPANE-FIRED HEATING & COOLING UNITS
PARKING	20 ON-SITE SPACES
AREA BUSINESSES	UNITED RENTALS, WATERVILLE COUNTRY CLUB, THIRSTY MULE, FRITO LAY, F.W. WEBB, LAVALLEE CHIROPRACTIC
PROPERTY TAXES	\$7,960.59/YEAR (2024/2025)
SALE PRICE	\$695,000



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**CONTACT US**



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