

FOR SALE | MEDICAL/PROFESSIONAL CONDO

25B Long Creek Drive | South Portland, ME



4,530±SF - 6,230±SF PROFESSIONAL CONDO

- Office space ideal for medical, dental, wellness or clinical services
- 1,700 ±SF daylight basement bonus 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 and turnkey space
- Ample parking for patients, clients and staff

SALE PRICE: \$925,000



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PROPERTY INFORMATION

25B Long Creek Drive | South Portland, ME



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

YEAR BUILT: 1993

CONSTRUCTION: Wood Frame

ROOF: Asphalt Composite

SIDING: Vinyl

FLOORING: Carpet and Tile

CEILING HEIGHT: 8'±

LIGHTING: LED and Fluorescent Mix

HVAC: Central A/C

HEAT: Natural Gas

UTILITIES: Municipal Water & Sewer

RESTROOMS: Five (5)

SPRINKLER: Dry

SIGNAGE: At pylon, lobby & suite entrances

PARKING: Ample on-site

ZONING: CS Suburban Commercial

CONDO FEE: \$1,495/MO

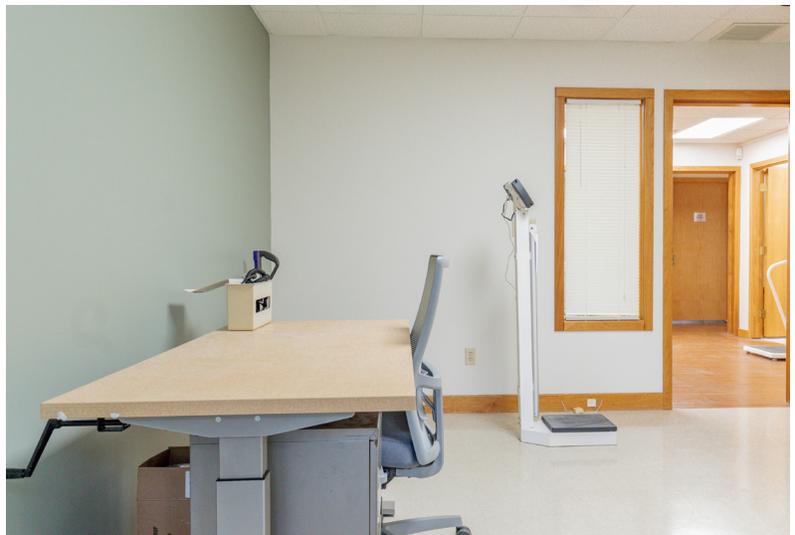
ASSESSED VALUE: \$883,100

PROPERTY TAXES: Currently exempt
Estimated \$12,060 FY2026



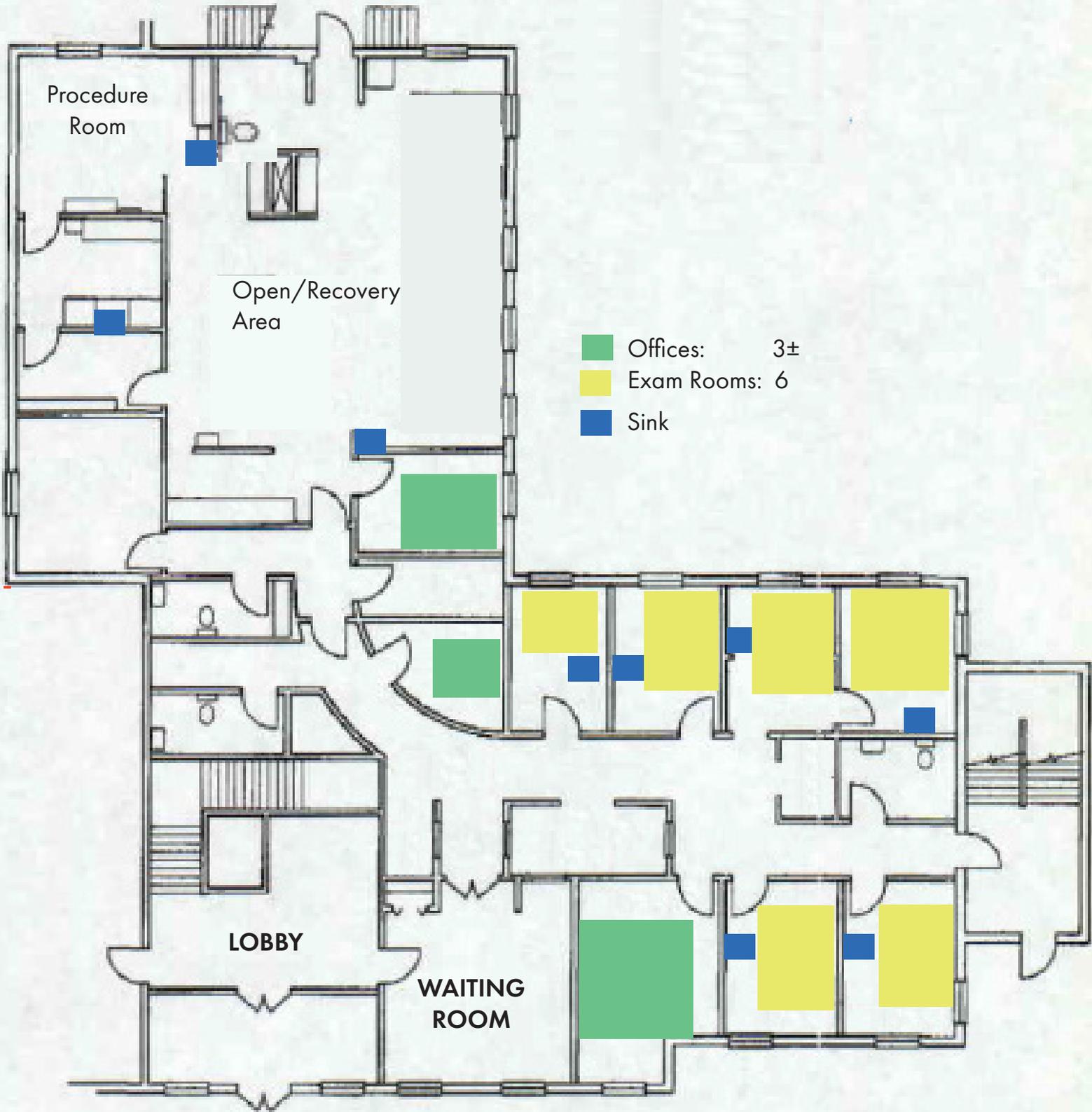
PHOTOS | MAIN LEVEL

25B Long Creek Drive | South Portland, ME



FLOOR PLAN | MAIN LEVEL

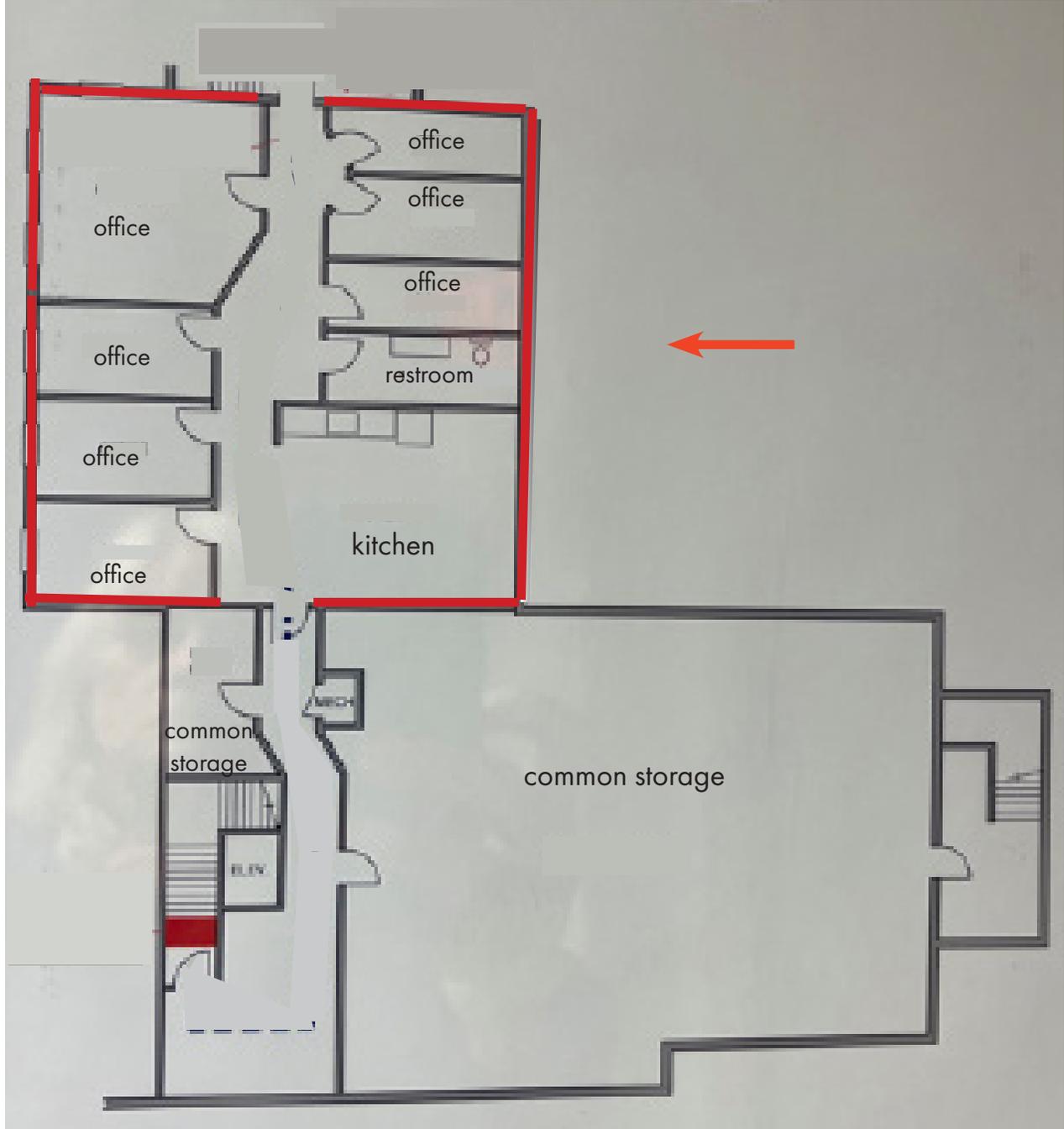
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FLOOR PLAN | LOWER LEVEL

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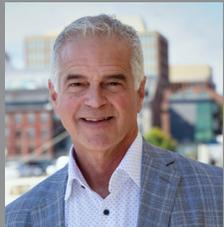


FOR SALE | PROFESSIONAL/MEDICAL OFFICE

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