

FOR LEASE | RETAIL/OFFICE SPACE

655 Post Road | Wells, ME



1,276-2,670± SF RETAIL/OFFICE SPACE

- First floor retail/office space
- Delivered as a vanilla shell including complete drywall & taping, two restrooms and windows
- Attractive and well-maintained building with great visibility on US Route One with traffic counts of 14,800± cars/day
- Ample on-site parking and large pylon sign on US Route One

LEASE RATE: \$16.00/SF MG



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PROPERTY SUMMARY

655 Post Road | Wells, ME



OWNER: Strada Postale LLC

DEED: Book 15165, Page 195

ASSESSOR: Map 114, Lot 35

LOT SIZE: 1.88± AC

BUILDING SIZE: 5,512± SF

AVAILABLE SPACE: Unit A: 1,394± SF
Unit B: 1,276± SF
Combined: 2,670± SF

STORIES: Two (2)

YEAR BUILT: 2007

CONSTRUCTION: Wood frame

ROOF: Metal

SIDING: Vinyl

HVAC: Forced air-duct heat fueled by propane

UTILITIES: Municipal water & sewer

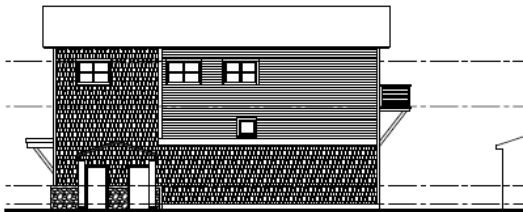
SIGNAGE: Large pylon at street-side and building signage

PARKING: In common

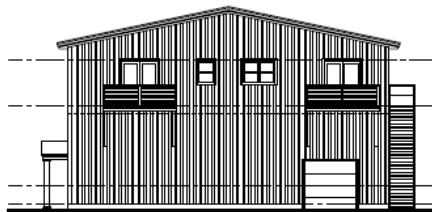
ROAD FRONTAGE: 269'±

ZONING: GB - General Business District

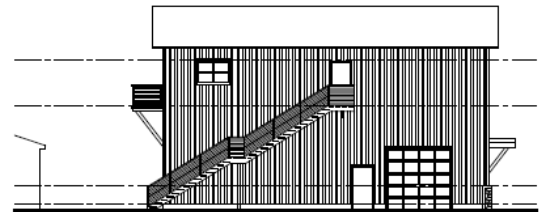
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PROPOSED RIGHT ELEVATION
1/8" = 1'-0"



PROPOSED REAR ELEVATION
1/8" = 1'-0"



PROPOSED LEFT ELEVATION
1/8" = 1'-0"

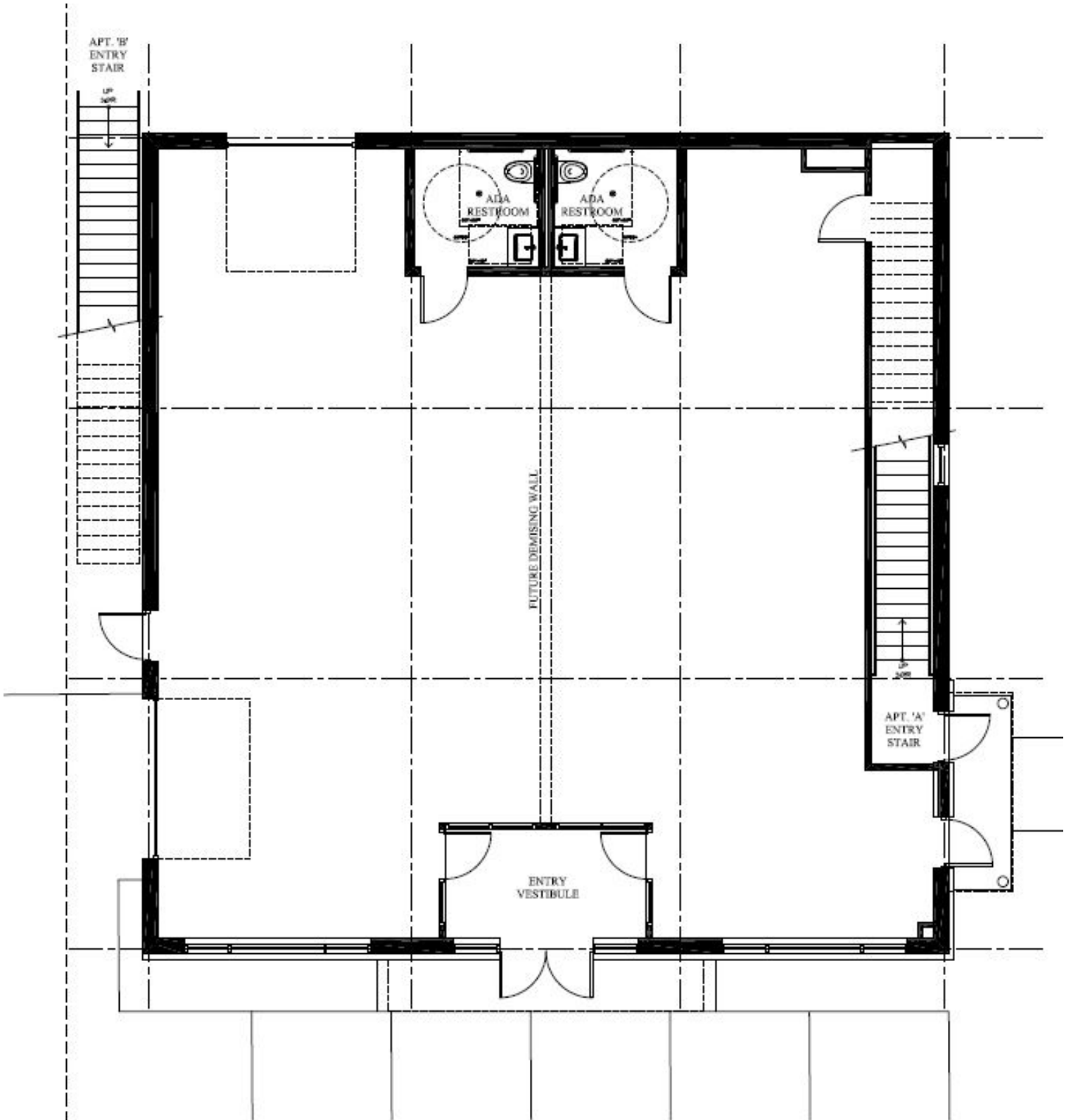


PROPOSED FRONT ELEVATION
1/4" = 1'-0"

A-2.0

FLOOR PLAN

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