

FOR SALE

FREESTANDING
OFFICE
BUILDING



**143 POTTLE ROAD
OXFORD, ME 04270**



- 10,080± SF single-story office building on 3.9± acres
- Ideally located on a large corner lot with extensive frontage, just off of Route 26
- Nearby businesses include Hannaford, Ocean State Job Lot, Harbor Freight Tools, Applebee's, Pizza Hut and many more
- \$949,900


**THE BOULOS
COMPANY**
COMMERCIAL REAL ESTATE

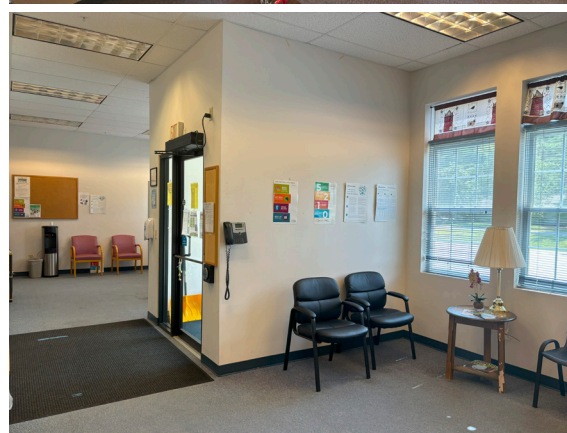
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PROPERTY DETAILS

OWNER	Spurwink Services, Inc.
ASSESSOR'S REFERENCE	Map U44, Lot 032B
BUILDING SIZE	10,080± SF
LOT SIZE	3.9± Acres
# OF STORIES	One (1)
ASSESSED VALUE	Land: \$ 153,700 Bldg: \$1,106,300 Total: \$1,260,000
BOOK/PAGE	2863/165
YEAR BUILT	1997
CONSTRUCTION	Wood frame
HVAC	5 Trane package rooftop units (Gas-fired, LP)
ROOF	Gable, asphalt shingle
SPRINKLERS	Yes, wet
ZONING	Mixed Use
LOT FRONTAGE	455' on Webber Brook Road
UTILITIES	Private well, private sewer
SIGNAGE	Roadside signage
PARKING	Ample, on-site paved parking
SALE PRICE	\$949,900
REAL ESTATE TAXES	Property is currently tax exempt. However, based on the 2023/2024 Mil Rate of \$8.80, taxes would be \$11,088.



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FLOOR PLAN

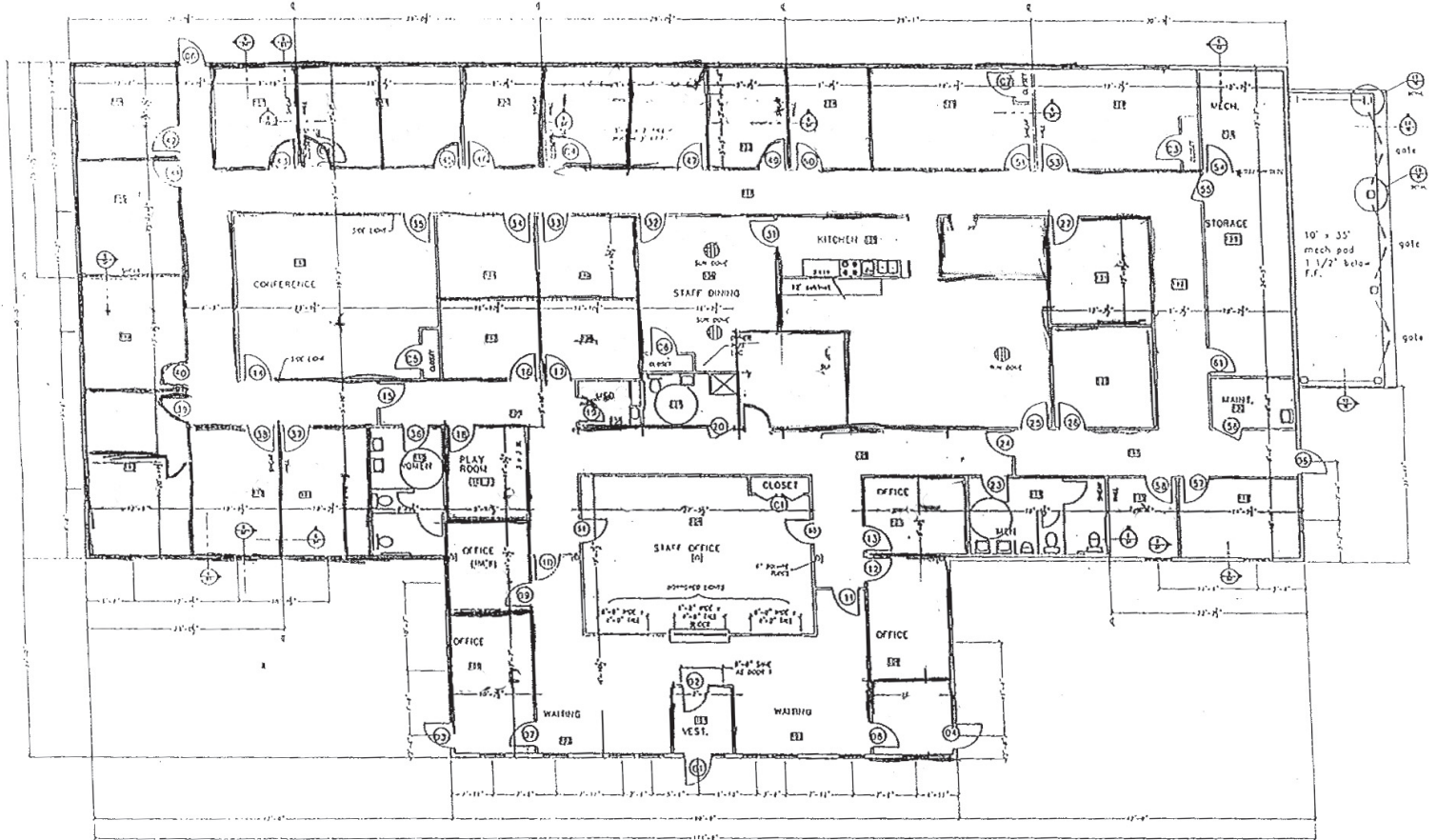




Image © 2024 Airbus

Lot lines are approximate

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