

32 York St

YORK, ME



OFFERING MEMORANDUM

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32 YORK ST

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

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Property Summary



PROPERTY DESCRIPTION

Discover an unparalleled opportunity to own a prime medical office space in the heart of York, ME. This meticulously designed property spans over 2,500 square feet, providing an expansive and versatile environment perfectly suited for a range of medical practices. With 9 well-appointed offices, 2 reception areas, a dedicated break room, and 2 bathrooms, this space is thoughtfully crafted to meet the diverse needs of healthcare professionals.

PROPERTY HIGHLIGHTS

- **Functional Break Room:** A dedicated break room allows healthcare professionals and staff to recharge, fostering a comfortable and collaborative work environment.
- **Convenient Bathrooms:** Two bathrooms add to the convenience and accessibility of the space, meeting the needs of both staff and visitors.
- **Well-Designed Offices:** Nine individual offices are strategically laid out, providing a conducive environment for consultations, examinations, and administrative tasks.

OFFERING SUMMARY

Sale Price:	\$699,000
Lease Rate:	\$3,943.00 per month (MG)
Number of Units:	1
Available SF:	2,248 SF
Lot Size:	1.38 Acres
Building Size:	5,094 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	828	5,595	10,435
Total Population	1,701	8,673	16,335
Average HH Income	\$84,387	\$75,059	\$76,723



Property Description



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LOCATION DESCRIPTION

At the corner of Route 1 and 1A, this office building is at a lighted intersection at the busiest part of York, ME.

York is a coastal community with nearly 14,000 year round residents with a large tourist population throughout the summer. With 3 golf courses, Cape Neddick Lighthouse, 4 beaches, and York Hospital this medical office is ideal due to its ease to the highway.

POWER DESCRIPTION

200 Amp

GAS DESCRIPTION

Propane



Property Details

Sale Price **\$699,000**

Lease Rate **\$3,943.00 PER MONTH**

LOCATION INFORMATION

Street Address	32 York St
City, State, Zip	York, ME 03909
County	York
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-95
Nearest Airport	Pease International Airport

BUILDING INFORMATION

Building Size	5,094 SF
Building Class	B
Tenancy	Single
Number of Floors	1
Average Floor Size	2,548 SF
Year Built	1992
Gross Leasable Area	2,548 SF
Construction Status	Existing
Framing	Wood

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	RT1
Lot Size	1.38 Acres
APN #	31280_114-045
Lot Frontage	325 ft
Lot Depth	280 ft
Corner Property	Yes
Traffic Count	4817
Traffic Count Street	York St.
Traffic Count Frontage	150
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

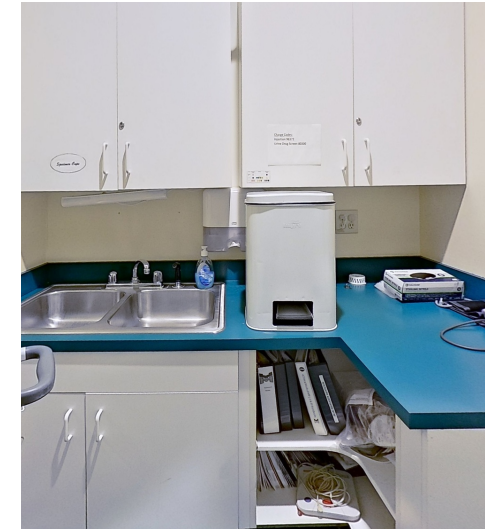
Street Parking	No
Parking Type	Surface
Parking Ratio	5.0
Number of Parking Spaces	14

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
Restrooms	2



Additional Photos



32 YORK ST

LOCATION INFORMATION

2

REGIONAL MAP

LOCATION MAP

Regional Map



Location Map



32 YORK ST

DEMOGRAPHICS

3

DEMOGRAPHICS MAP & REPORT

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,701	8,673	16,335
Average Age	43.2	47.5	49.6
Average Age (Male)	43.9	48.6	49.0
Average Age (Female)	41.5	45.4	49.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	828	5,595	10,435
# of Persons per HH	2.1	1.6	1.6
Average HH Income	\$84,387	\$75,059	\$76,723
Average House Value	\$401,948	\$446,843	\$434,615

* Demographic data derived from 2020 ACS - US Census

