

FOR SALE | INVESTMENT OPPORTUNITY

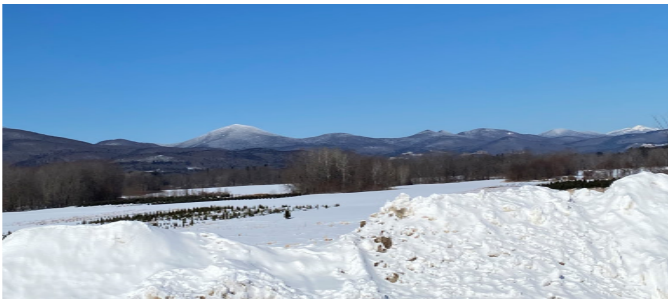
568 Main Street | Fryeburg, ME



### 5,000± SF MEDICAL OFFICE BUILDING

- Three medical office suites
- Great investment opportunity with long-term leases
- Opportunity to owner occupy
- High visibility with 125' frontage on Main Street in the heart of downtown
- Traffic counts of 13,000± cars/day in the summer
- Ample on-site parking in front and rear
- Expansive mountain range views
- Potential to develop two additional building lots per Town of Fryeburg

**SALE PRICE: \$1,400,000**



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# PROPERTY SUMMARY

568 Main Street | Fryeburg, ME



**OWNER:** Highfield Realty LLC

**DEED:** Book 428, Page 750

**ASSESSOR:** Map 41, Lot 18

**LOT SIZE:** 3.2± AC

**BUILDING SIZE:** 5,000± SF plus 1,000± SF storage

**STORIES:** Two (2)

**UNITS:** Three (3)

**YEAR BUILT:** 2001; Refurbished in 2019

**CONSTRUCTION:** Wood Frame

**ROOF:** Pitched, Asphalt & Rubber

**SIDING:** Clapboard

**HVAC:** Forced Hot Air, Propane; separately metered

**UTILITIES:** Municipal Water & Sewer

**RESTROOM:** Private, in each unit

**SIGNAGE:** Street Pylon & On building

**PARKING:** 40± Spaces in front and rear of building & Street parking

**ZONING:** Commercial

**PROPERTY TAXES:** \$7,135.92 (2023)



\*Financial information provided upon request.  
Please see Broker for details.

# TENANTS & PHOTOS

568 Main Street | Fryeburg, ME



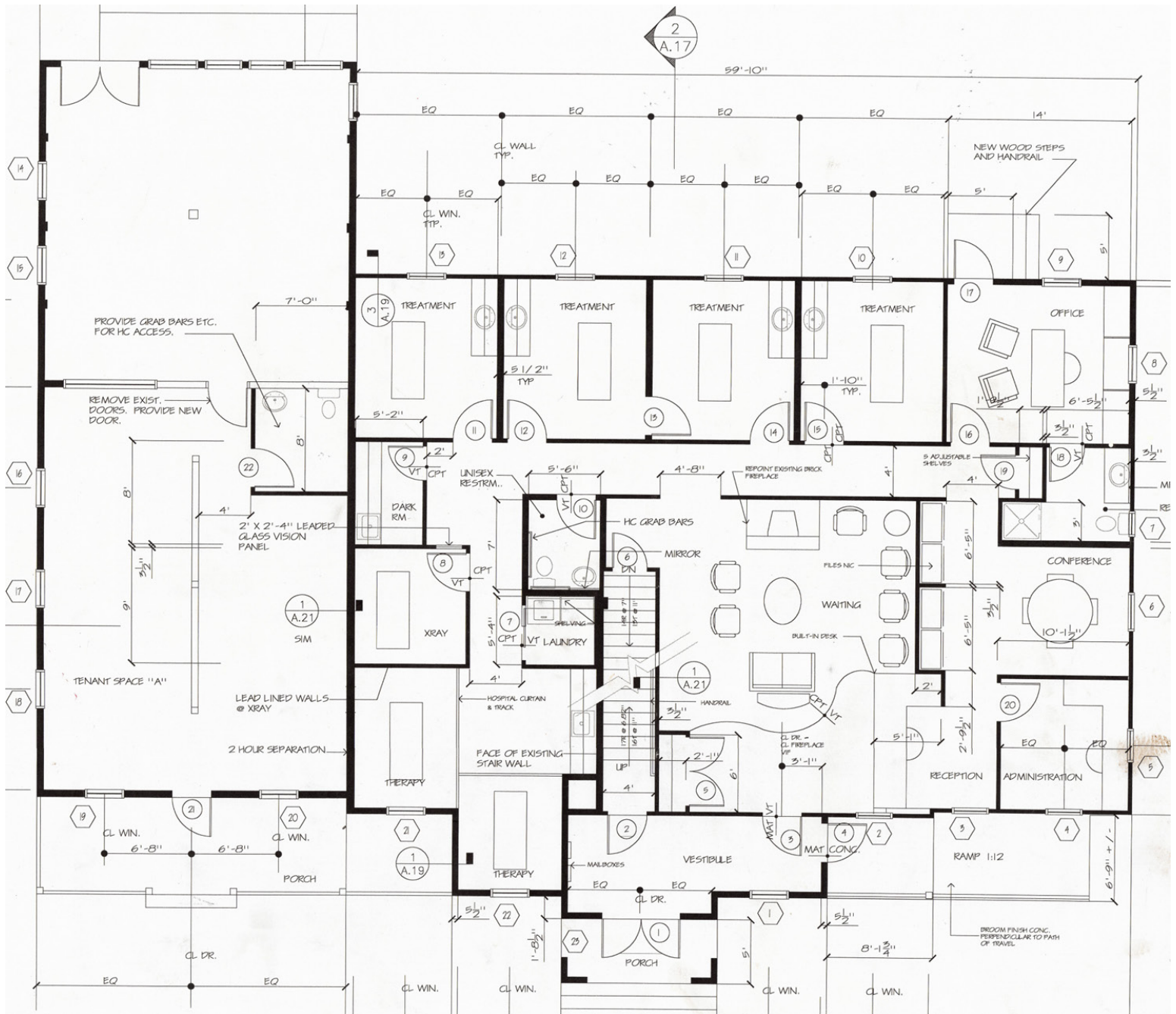
## BUILDING UNITS

UNIT	TENANT	SIZE	AMENITIES	TERM
Unit 1:	Fryeburg Chiropractic & Wellness Center	2,600± SF	Laundry room, X-ray suite and 1,500± SF basement storage	Contact Broker for Lease Term
Unit 2:	Saco Bay Orthopaedic & Sports Physical Therapy	1,500± SF	Private front porch with additional signage & seasonal seating	Contact Broker for Lease Term
Unit 3:	Fryeburg Chiropractic & Wellness Center	1,200± SF	Large bathroom	Available for Lease



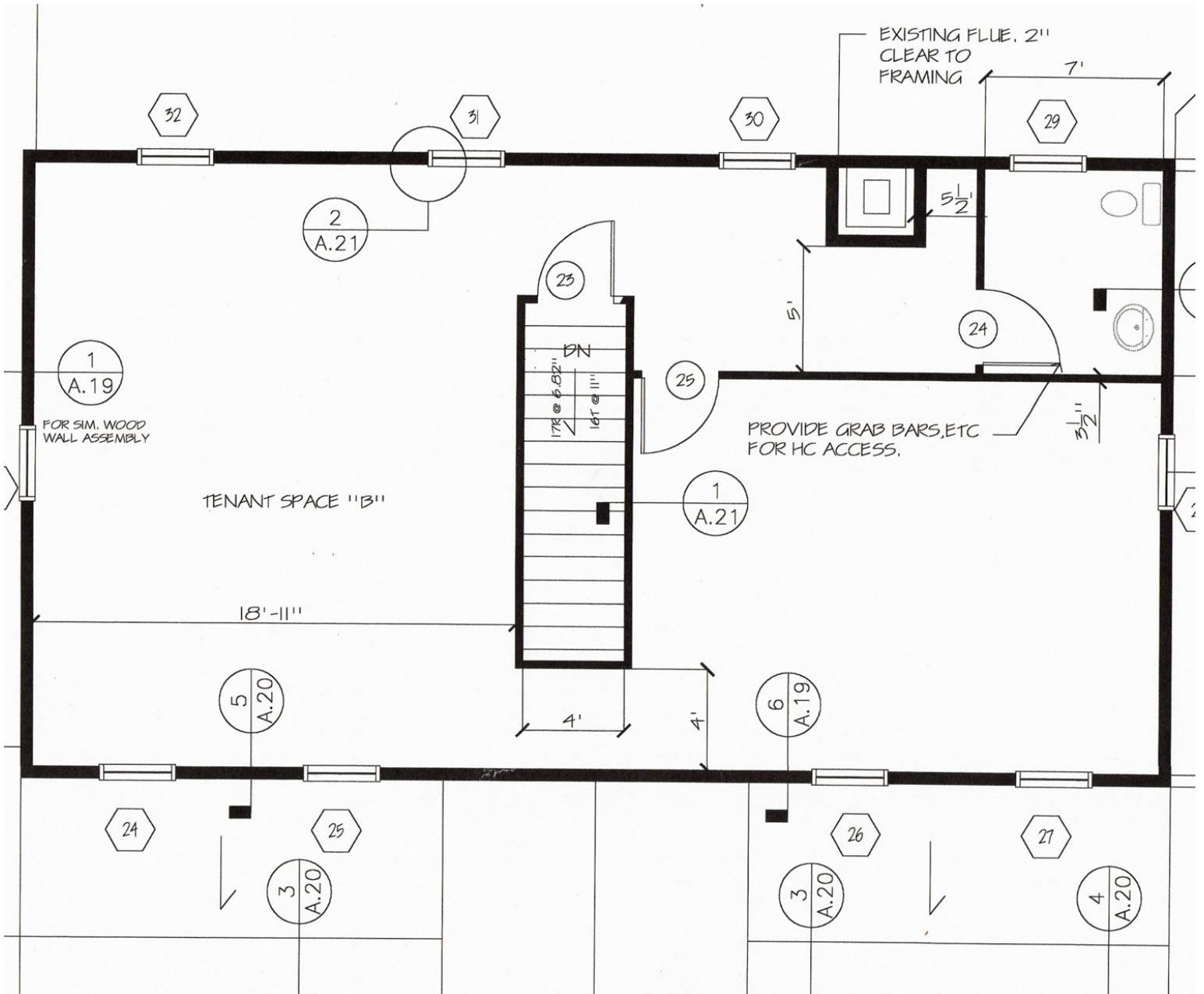
# FIRST FLOOR PLAN

568 Main Street | Fryeburg, ME



# SECOND FLOOR PLAN

568 Main Street | Fryeburg, ME



# SITE PLAN

568 Main Street | Fryeburg, ME



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