

OFFICE FOR LEASE

226 YORK ST.

226 York Street, York, ME 03909



OFFERING SUMMARY

AVAILABLE SF:	900 - 1,600 SF
LEASE RATE:	\$1,500.00 - 1,950.00 per month (MG)
LOT SIZE:	0.13 Acres
BUILDING SIZE:	7,130
ZONING:	YVC-1

PROPERTY OVERVIEW

Discover the perfect space for your business at 226 York Street in York, ME. This versatile property offers a prime location for both office and retail lease opportunities. With a high traffic count, your business will benefit from maximum visibility and exposure to potential customers. Ample parking space ensures convenient accessibility for employees and clients alike. Take advantage of this exceptional opportunity to establish your presence in the heart of York and watch your business thrive. Two Private Bathrooms and 3 additional rooms with sinks ideal for businesses in the health, beauty or food industries.

PROPERTY HIGHLIGHTS

- Office and Retail for lease in the heart of York
- Great location with high traffic count
- Plenty of Parking available

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,178	7,164	31,845
TOTAL POPULATION	9,526	16,339	70,581
AVERAGE HH INCOME	\$130,805	\$133,002	\$138,984

KELLER WILLIAMS COASTAL REALTY
603.610.8500
750 Lafayette Rd.,
Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

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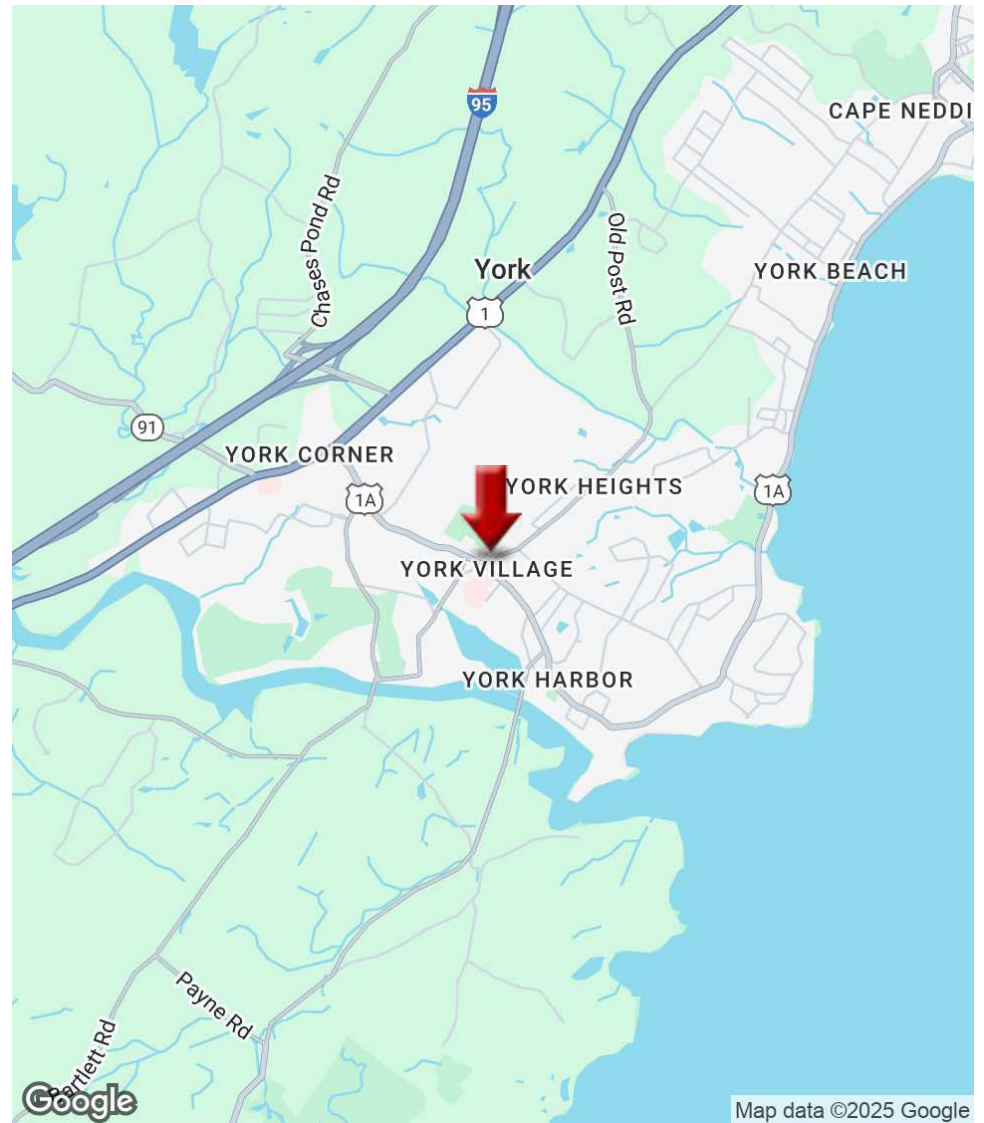
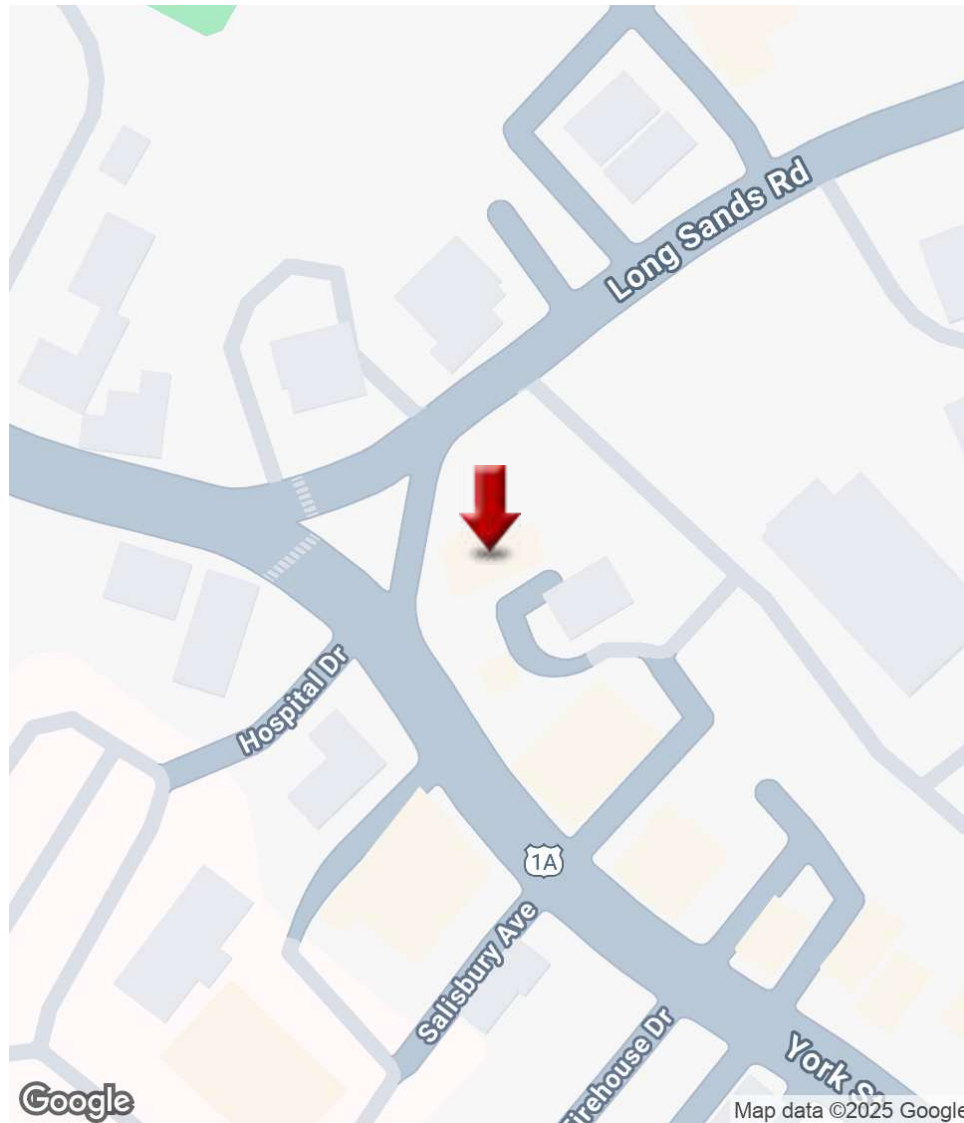
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Lease Rate

\$1,500.00 - 1,950.00 PER MONTH

BUILDING INFORMATION

Building Size	7,130 SF
Building Class	B
Tenancy	Multiple
Year Built	1989
Free Standing	Yes

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	YVC-1
Lot Size	0.13 Acres

PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Restrooms	2
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OFFICE FOR LEASE

UNIT 2 - GROUND RETAIL

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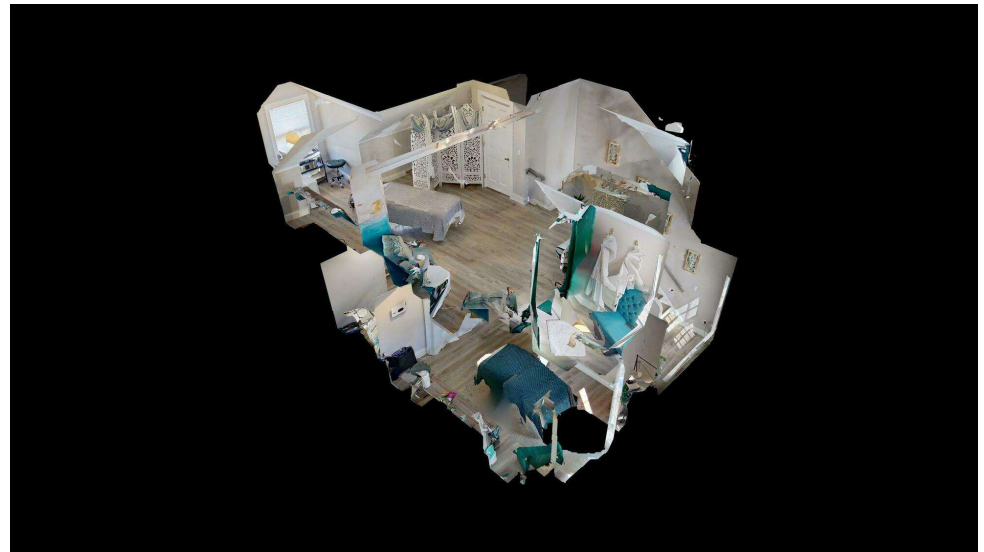
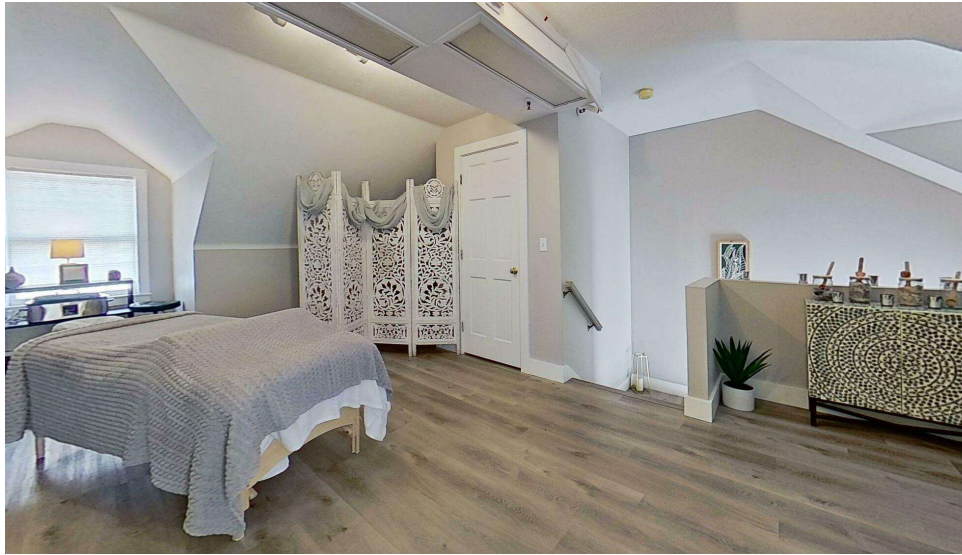
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OFFICE FOR LEASE

2ND & 3RD FLOOR OFFICE

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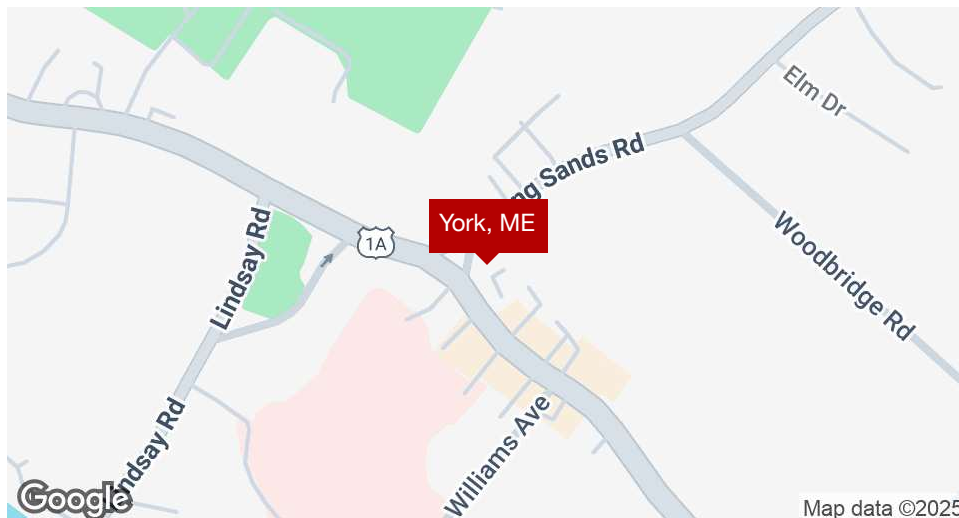
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YORK

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LOCATION DESCRIPTION

This property sits in the heart of York Town, Maine - a strong residential community with beautiful coastal views and award-winning restaurants and inns. This area has supported year-round businesses, such as those at 226 York Street, for decades.

Just down the road is York's Long Sands Beach, with more than a mile of sand stretching from York Harbor to the village of York Beach and where throngs of summer residents and tourists with their families multiply the population of York each year. York's economy and tax base is augmented by the dozens of fine hotels, restaurants and other accommodations operating along the coast.

Many spots throughout The Yorks have picturesque views of the famous Cape Neddick Light at Nubble Rock, which has figured in both artists' work and souvenirs of the Maine coast. A photo of the Cape Neddick Light is on the Voyager 1 spacecraft labeled as Seashore, Maine. Visible in clear weather is the 133 foot (40 meter) tall Boon Island Light on Boon Island, located 6.2 miles (10.0 km) off York. Old-fashioned restaurants, like the Goldenrod, maintain the historic character of the York Beach area.

LOCATION DETAILS

County	York
Street Parking	Yes
Signal Intersection	No
Road Type	Paved
Market Type	Small
Nearest Highway	I-95
Nearest Airport	Pease Internaitonal Airport

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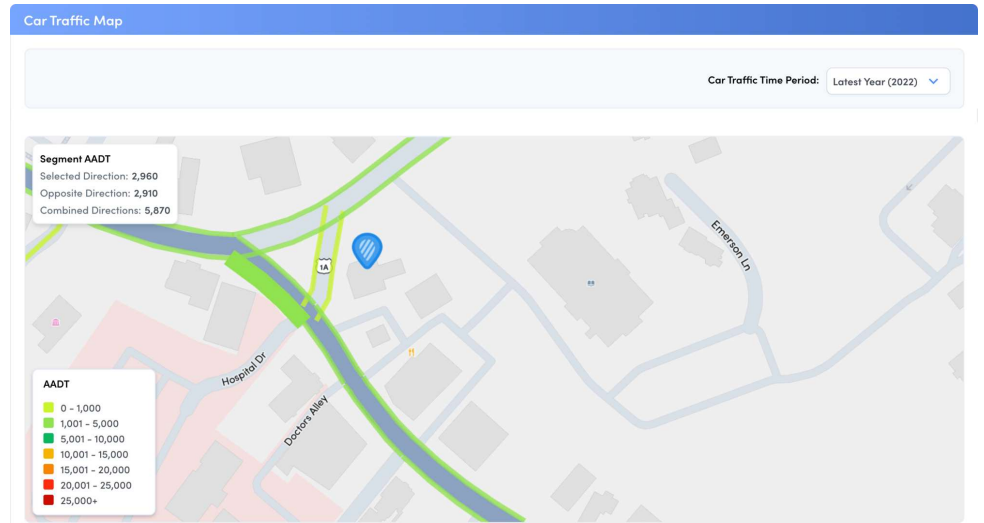
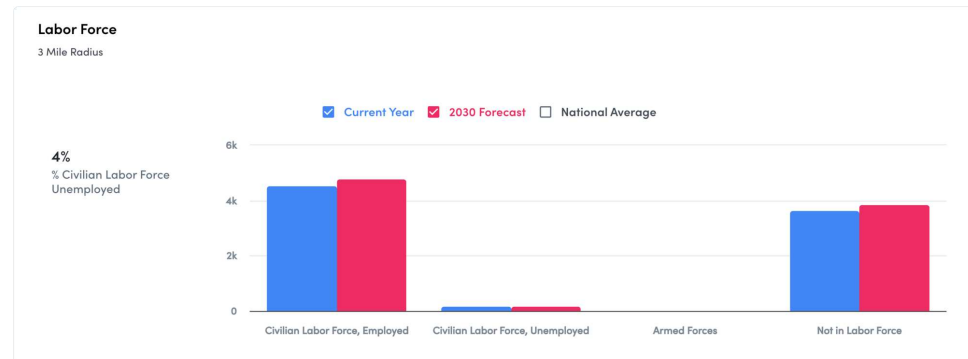
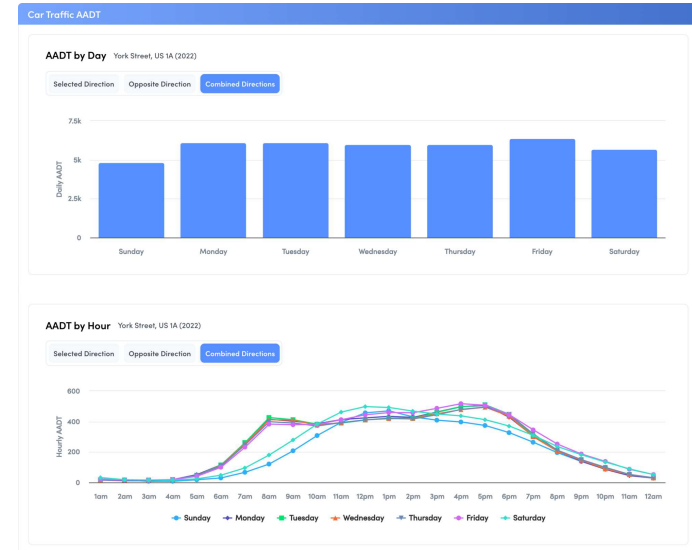
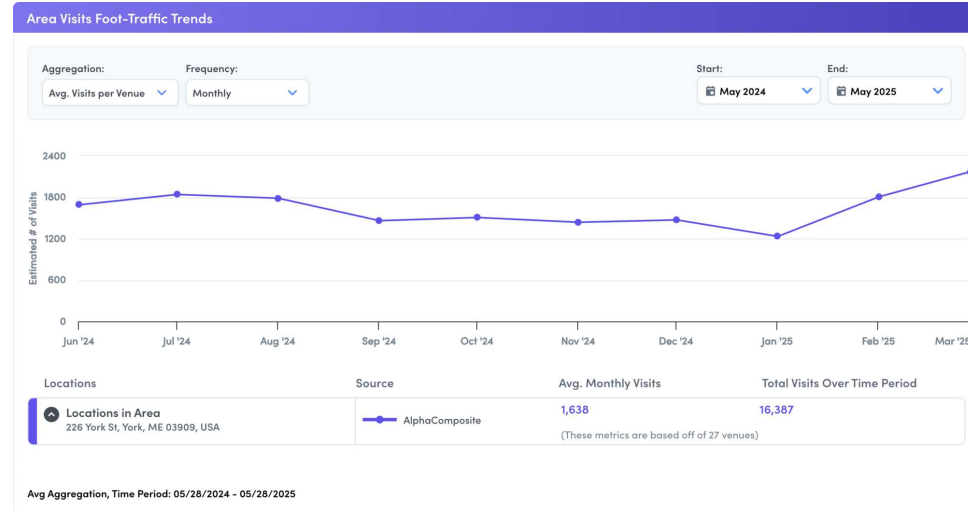
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DEMOGRAPHICS

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