

# Retail / Office Space For Lease

11 Mechanic Falls Road, Oxford ME 04270



## Property Highlights

- 2,880± SF of Retail / Office Space right off Route 26
- Highly visible location with 7,000± daily traffic counts (MDOT)
- Multi tenanted building with ample on-site parking
- Join neighboring tenants: Essence and Prevail Ink
- Lease Rate: \$10.00/SF NNN

# Property Details

11 Mechanic Falls Road, Oxford 04270

**Owner:** Welchville Holdings, LLC

**Available Space:** Suite 6: 2,880± SF

**Parking:** Ample on-site

**Map & Lot:** U33 / 000

**Zoning:** Mixed Use

**Utilities:** Public Water / Sewer

**Lease Rate:** \$10.00/SF NNN



PORTA  
& CO.

# Photos

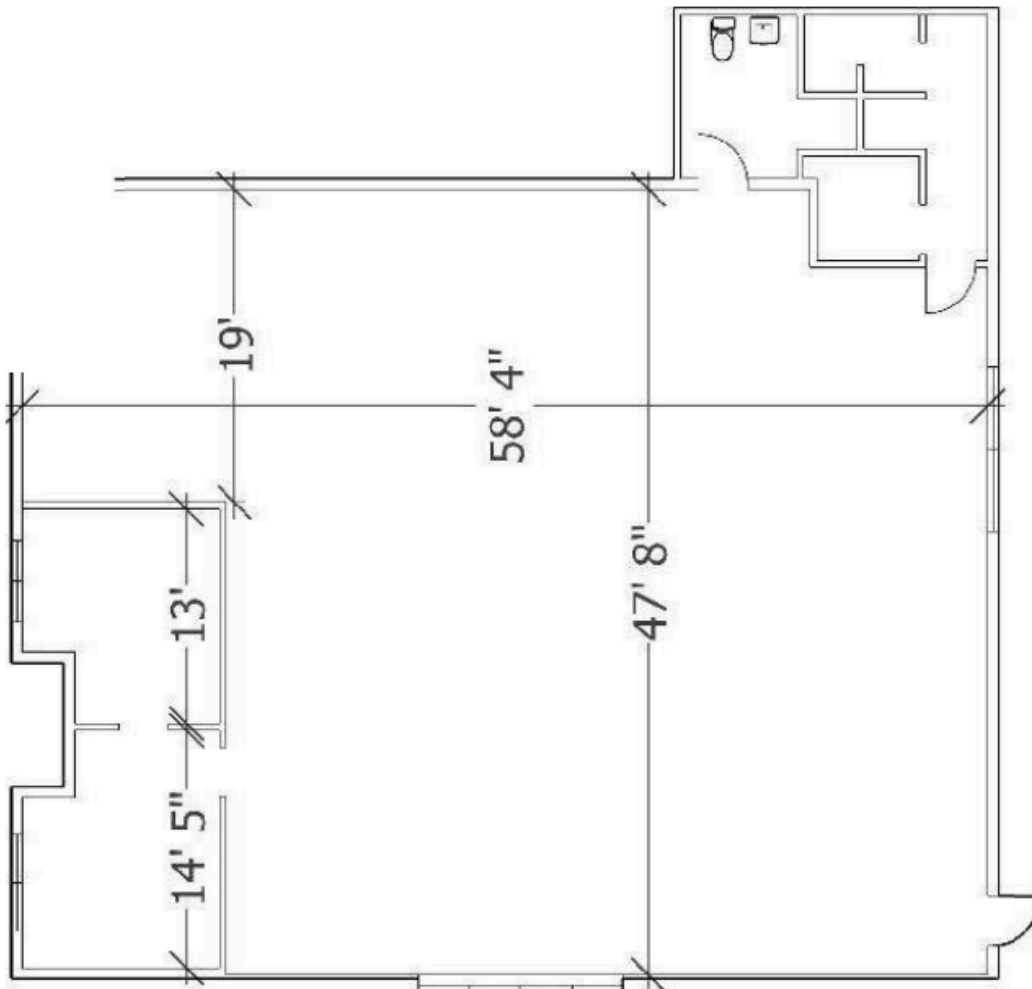
11 Mechanic Falls Road, Oxford 04270

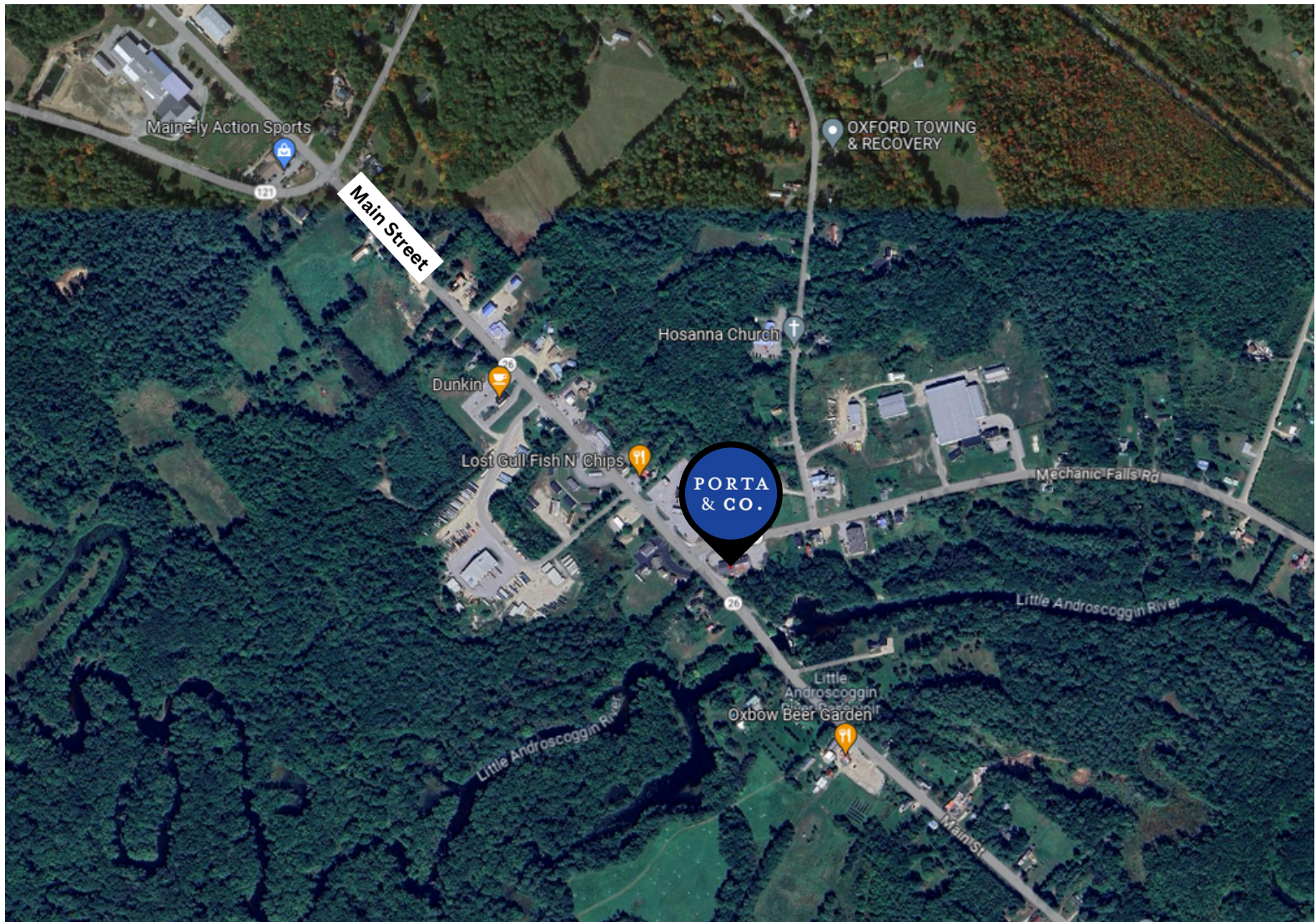


## Suite 5



## Suite 6





**Emmett Peoples**

Associate  
c: 207-400-4939  
o: 207-747-1515  
epeoples@portacompany.com



**Mac Simpson**

Broker  
c: 207-310-0221  
o: 207-747-1515  
msimpson@portacompany.com

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