

FOR SALE/LEASE | MEDICAL OFFICE SPACE

244 Western Avenue | South Portland, ME



MEDICAL OFFICE SPACE

- $19,188 \pm$ SF on $2.61 \pm$ Acres
- Subdividable
- Ample on-site parking for $92 \pm$ spaces
- Highly visible signage opportunity & located in a popular area near the Maine Mall
- 11 exam rooms, 3 treatment rooms, 2 operating rooms, 12 offices

LEASE RATE: \$26.00/SF NNN

SALE PRICE: \$3,800,000



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PROPERTY SUMMARY

244 Western Avenue | South Portland, ME



OWNER: 244 Western Avenue
Associates, LLC

DEED: Book 12309 Page 212

ASSESSOR: Map 67 Lot 20

LOT SIZE: 2.61± AC

BUILDING SIZE: 19,188± SF

YEAR BUILT: 1976

CONSTRUCTION: Wood Frame

ROOF: Asphalt Shingles

FLOORING: Carpet and tile

CEILING HEIGHT: 8'± - cathedral

LIGHTING: LED and Fluorescent Mix

HVAC: Forced hot air/central A/C

HEAT SOURCE: Natural Gas

UTILITIES: Municipal water & sewer

SPRINKLER: Wet

SIGNAGE: At street pylon, lobby and suite entrances

PARKING: 92± paved spaces

ZONING: CS- Suburban Commercial

PROPERTY TAXES: \$ 31,913.70 (2026)

\$26.00/SF NNN*

LEASE RATES: *includes Tenant Improvement
Allowance of \$30.00/SF
Basement: \$14.00/SF MG

CAMs: \$5.50/SF±

SALE PRICE: \$3,800,000



PHOTOS

244 Western Avenue | South Portland, ME



PHOTOS

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MAIN LEVEL FLOOR PLAN

244 Western Avenue | South Portland, ME



MEZZANINE LEVEL FLOOR PLAN

244 Western Avenue | South Portland, ME



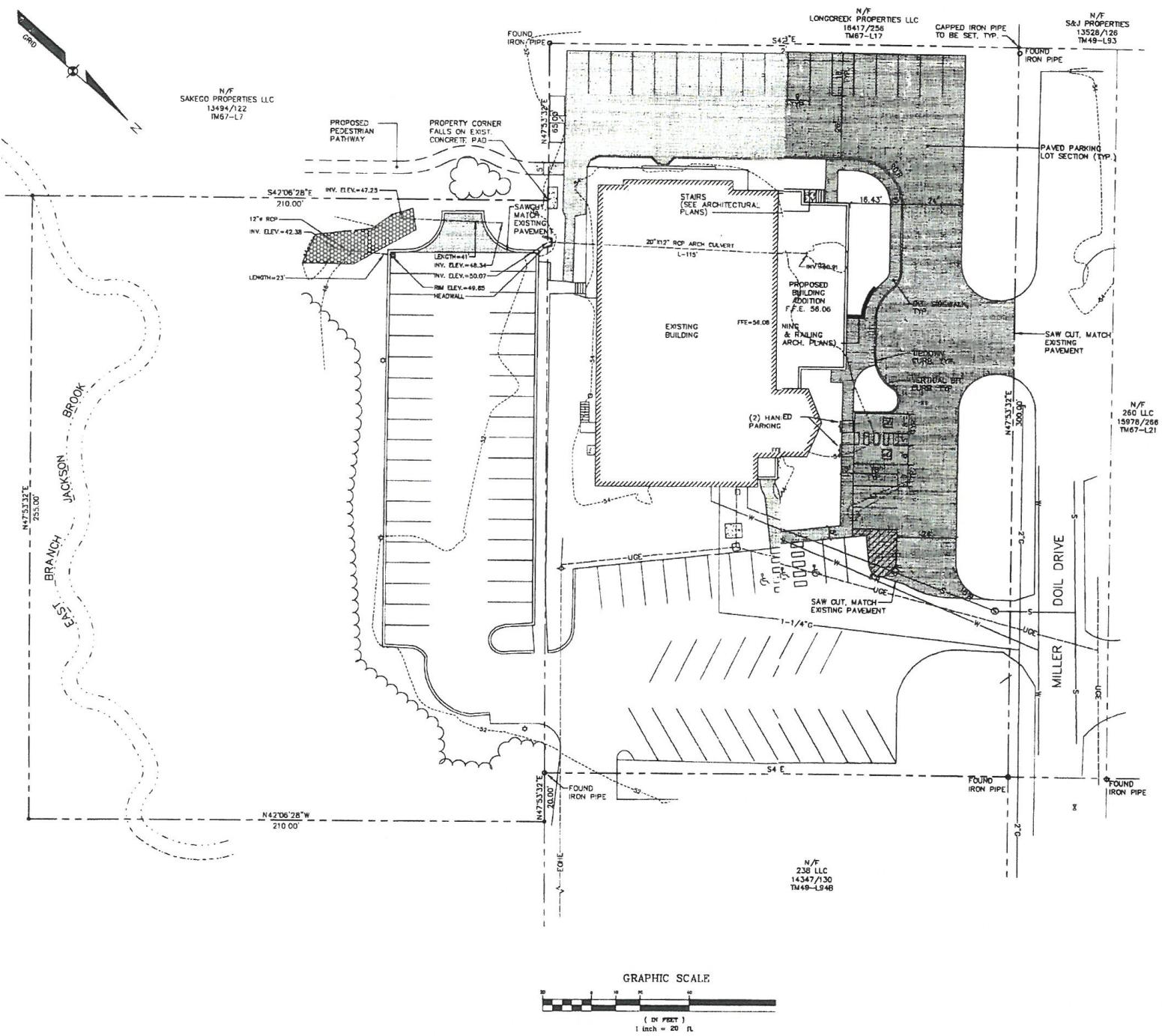
LOWER LEVEL FLOOR PLAN

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SITE PLAN

244 Western Avenue | South Portland, ME



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