

FOR SALE OR LEASE | PROFESSIONAL/MEDICAL OFFICE CONDO

25B Long Creek Drive | South Portland, ME

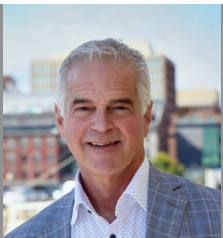


## 4,532± SF PROFESSIONAL/MEDICAL OFFICE CONDO

- Convenient location near Western Avenue and the Maine Mall with easy access to I-95 and I-295
- Efficiently laid out space with 6 exams rooms, 4+ offices, open work space/recovery area, 4 wheelchair accessible bathrooms, 2 reception areas and kitchenette
- Ample on-site parking

**SALE PRICE: \$1,250,000**

**LEASE RATE: \$22/SF NNN**



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# PROPERTY INFORMATION

25B Long Creek Drive | South Portland, ME



**OWNER:** Mercy Hospital

**DEED:** Book 28079, Page 103

**ASSESSOR:** Map 67/Block B/ Lot 13

**UNIT SIZE:** 4,532± SF

**YEAR BUILT:** 1993

**CONSTRUCTION:** Wood Frame

**ROOF:** Asphalt Composite

**SIDING:** Vinyl

**FLOORING:** Carpet and Tile

**CEILING HEIGHT:** 8'±

**LIGHTING:** LED and Fluorescent Mix

**HVAC:** Central A/C

**UTILITIES:** Municipal water & sewer

**RESTROOM:** Four

**SPRINKLER:** Dry

**SIGNAGE:** At building, lobby & suite entrances

**PARKING:** Ample on-site

**ZONING:** CS Suburban Commercial

**ASSESSED VALUE:** Land: \$246,000  
Building: \$583,000  
TOTAL: \$829,000

**PROPERTY TAXES:** \$11,722

**SALE PRICE:** \$1,250,000



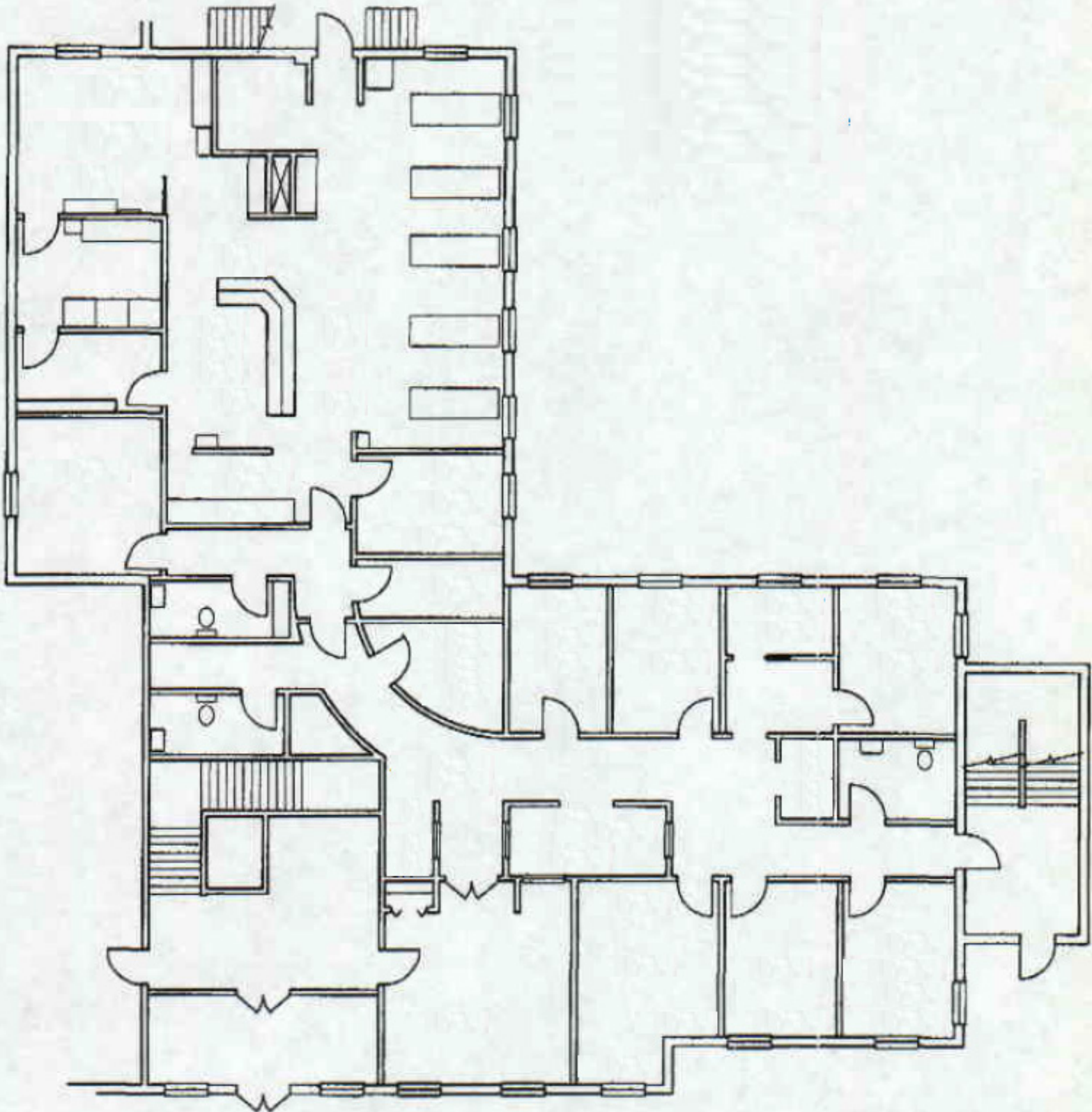
# PHOTOS

25B Long Creek Drive | South Portland, ME



# FLOOR PLAN

25B Long Creek Drive | South Portland, ME



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