

FOR SALE/LEASE

Office Condo

649± SF | \$125,000 | \$20.00/SF MG



347 Main Street, Gorham - Unit 2C

Property Highlights

- 2nd Floor Condo
- Ample On-Site Parking
- Excellent Visibility and Signage



Property Description

We are pleased to offer a 649± SF office condominium for sale or lease in the Gorham Professional Center Condominium building. The building offers excellent visibility, high traffic counts, and easy access in this downtown location. This 2nd floor condo offers a functional layout with four offices and storage areas - ideal for a multitude of medical and professional users. The suite has separate utilities, common area restrooms, excellent signage, and direct access off of the main parking lot.

BROKER CONTACT

Bryan Plourde | bryan@dunhamgroup.com
207.773.7100 | dunhamgroup.com



347 Main Street

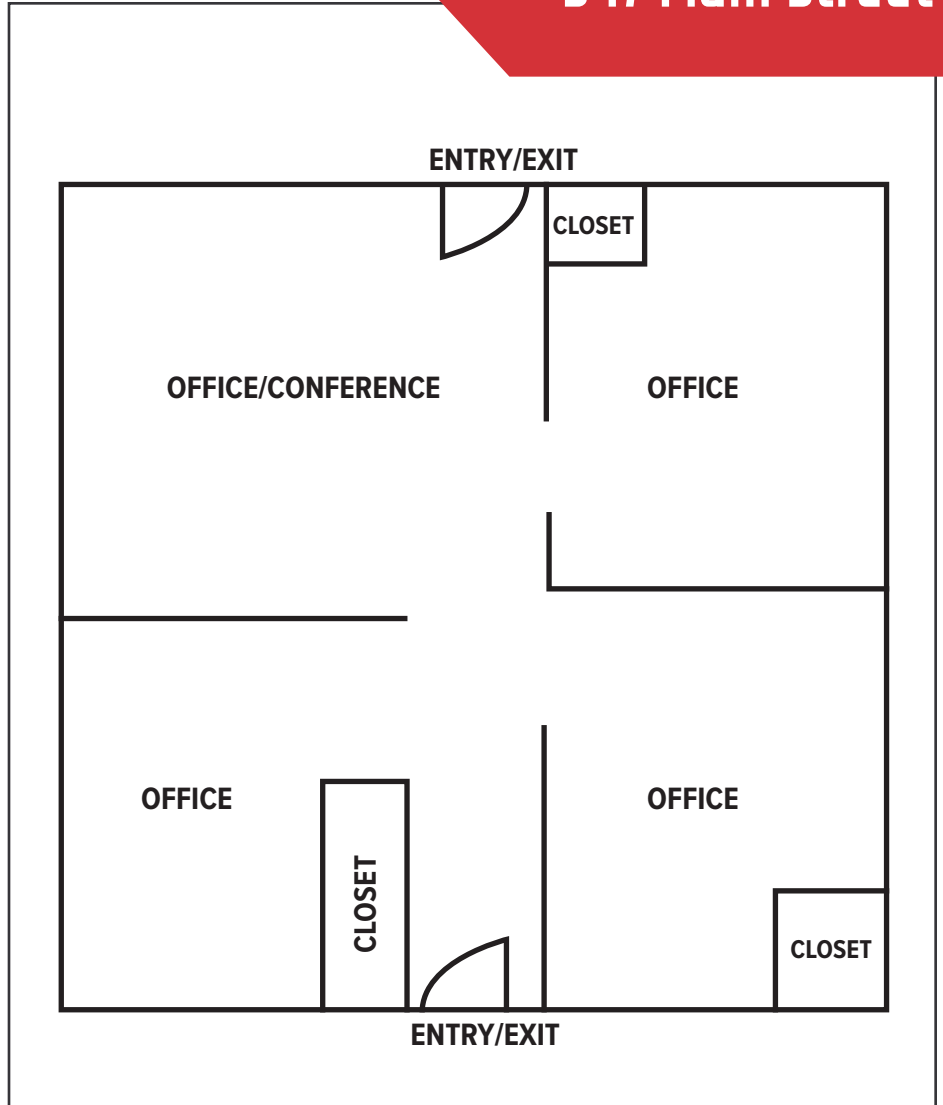
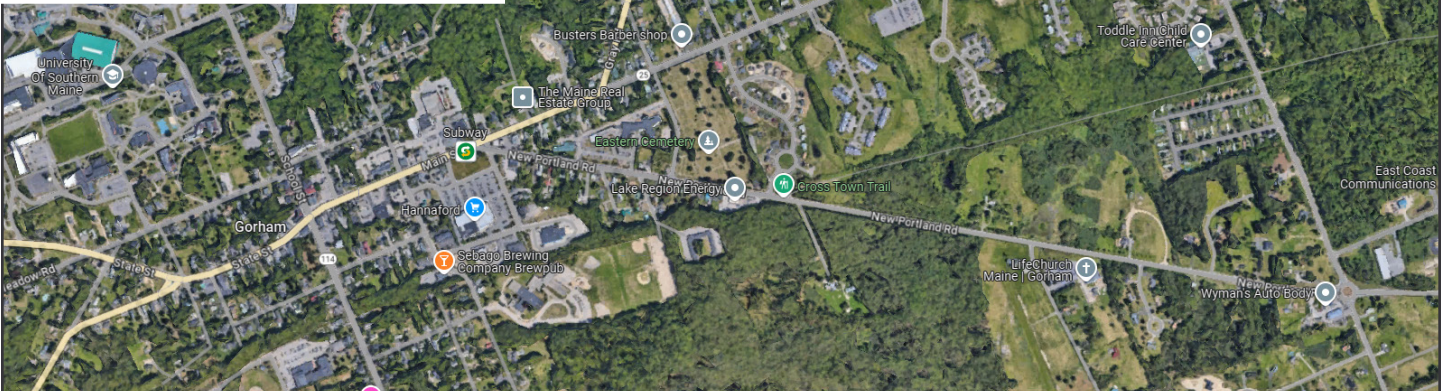


Property Overview

Owner	Pidhajecky Realty, LLC
Condo Size	649± SF, 2nd floor
Lot Size	0.13± acres
Zoning	OR; Office/Residential
Assessor's Reference	Map 109, Lot 10-42C
Deed Reference	Book 37252, Page 254
Taxes	\$1,318.63 (2023-2024)
Assessed Value	Land \$29,600 Building \$66,300 Total \$95,900
Year Built	1987
Building Construction	Wood frame
Roof	Gable, asphalt shingels
Siding	Vinyl
Flooring	Carpet
Utilities	Public water and sewer
HVAC	Electric FHA
Lighting	Fluorescent
Bathrooms	In common
Parking	In common
Road Frontage	240'±

FOR SALE : \$125,000 - condo dues \$476/month

FOR LEASE : \$20.00/SF MG



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.