



MEDICAL OFFICE

FOR SALE/LEASE

5 CALDWELL ROAD
AUGUSTA, ME 04330

PROPERTY HIGHLIGHTS

- Open reception area, numerous exam rooms, large and small administrative offices, and a break room
- 33 parking spaces (6.6:1 ratio)
- New roof, exterior recently repainted, and parking lot repaired and restriped
- **LEASE RATE: \$17.95/SF NNN**
- **SALE PRICE: \$949,000**

PROPERTY DETAILS

OWNER OF RECORD	Caldwell Property LLC
BOOK/PAGE	10954/0054
ASSESSOR'S REFERENCE	Map 37, Lot 72
BUILDING SIZE	5,003± SF
AVAILABLE SPACE	5,003± SF (ground floor)
LOT SIZE	0.86± AC
ZONING	BP
YEAR BUILT	1989; Renovated in 2025
# OF STORIES	One (1)
INTERIOR OFFICE SPECS	Built-out medical office space complete with reception & waiting area, plumbed exam rooms, break room & private offices.
RESTROOMS	4 private bathrooms with plumbing and sinks throughout
UTILITIES	Separately metered
WATER/SEWER	Municipal water and sewer
HEATING/COOLING	Oil-fired heat with electric cooling
PARKING	33 on-site spaces (6.6/1,000 SF)
R.E. TAXES	\$13,354.18/year
LEASE RATE	\$17.95/SF NNN
SALE PRICE	\$949,000



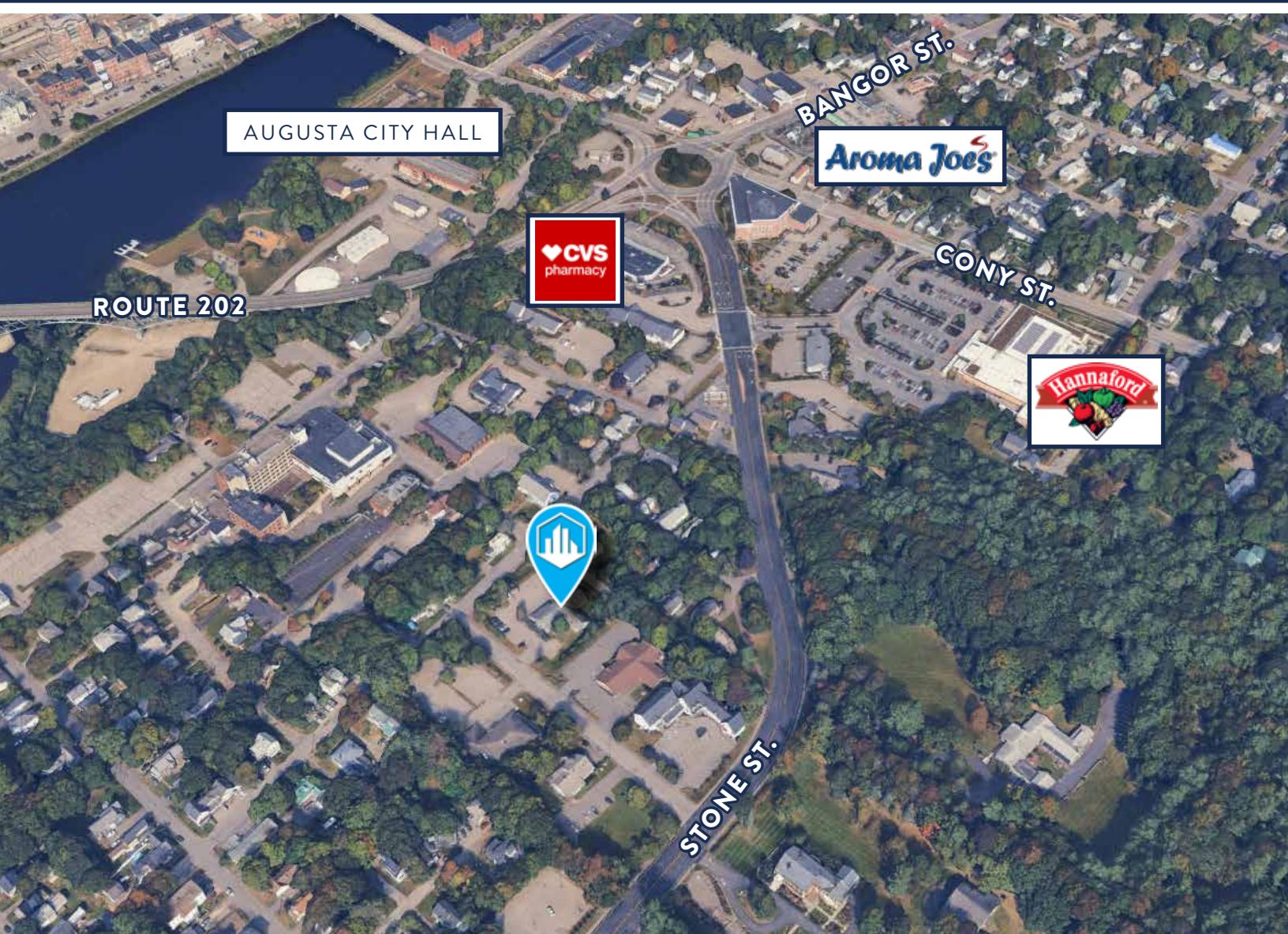
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FLOOR PLAN



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