

PRICE REDUCED



# FOR SALE/LEASE MEDICAL OFFICE

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~~-\$795,000





## PROPERTY DETAILS

<b>OWNER OF RECORD</b>	Caldwell Property LLC
<b>BOOK/PAGE</b>	10954/0054
<b>ASSESSOR'S REFERENCE</b>	Map 37, Lot 72
<b>BUILDING SIZE</b>	5,003± SF
<b>AVAILABLE SPACE</b>	5,003± SF (ground floor)
<b>LOT SIZE</b>	0.86± AC
<b>ZONING</b>	BP
<b>YEAR BUILT</b>	1989; Renovated in 2025
<b># OF STORIES</b>	One (1)
<b>INTERIOR OFFICE SPECS</b>	Built-out medical office space complete with reception & waiting area, plumbed exam rooms, break room & private offices.
<b>RESTROOMS</b>	4 private bathrooms with plumbing and sinks throughout
<b>UTILITIES</b>	Separately metered
<b>WATER/SEWER</b>	Municipal water and sewer
<b>HEATING/COOLING</b>	Oil-fired heat with electric cooling
<b>PARKING</b>	33 on-site spaces (6.6/1,000 SF)
<b>R.E. TAXES</b>	\$13,354.18/year
<b>LEASE RATE</b>	\$17.95/SF NNN
<b>SALE PRICE</b>	<del>\$949,000</del> \$795,000



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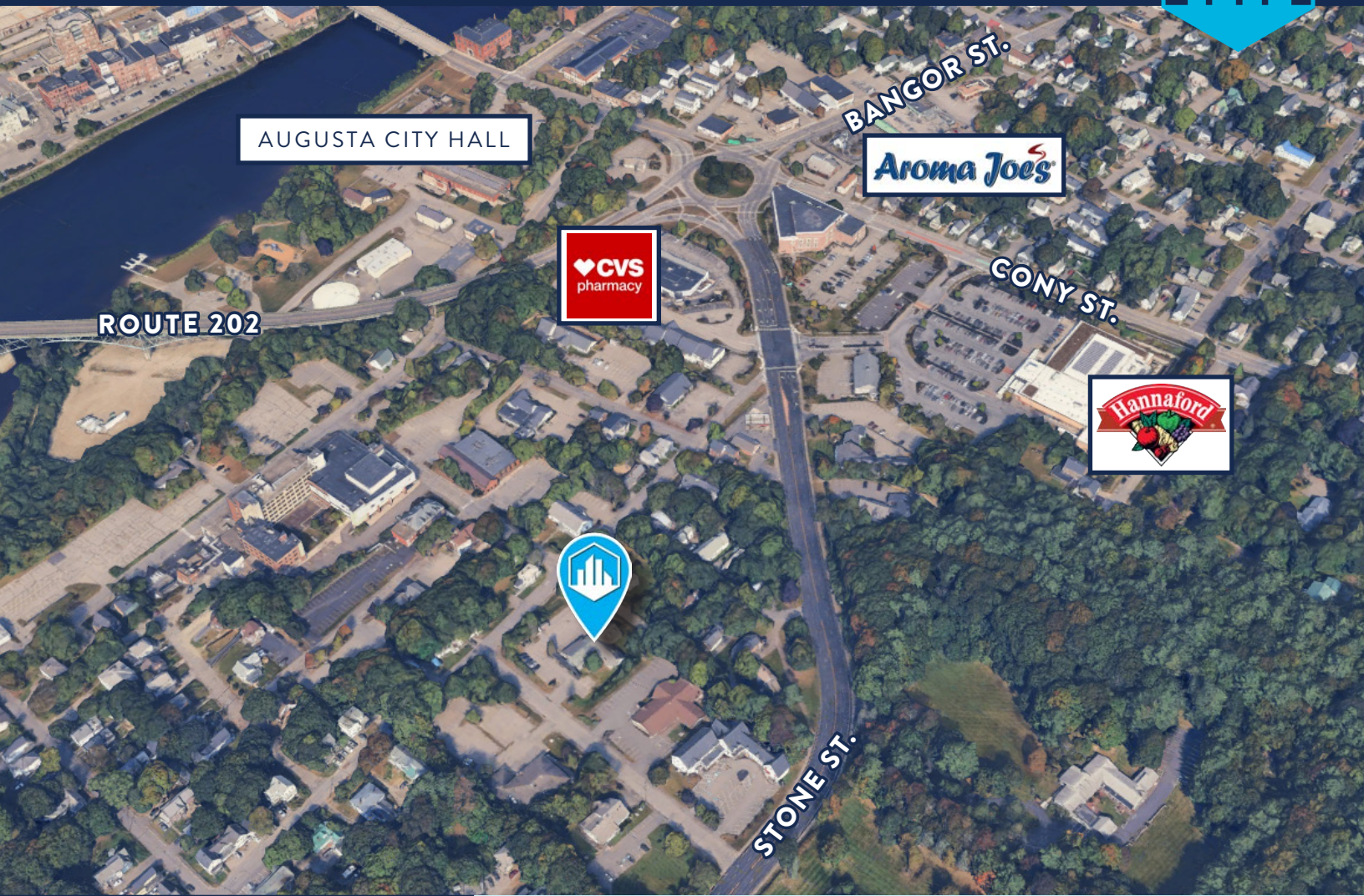
## FLOOR PLAN



FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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## CONTACT US



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