

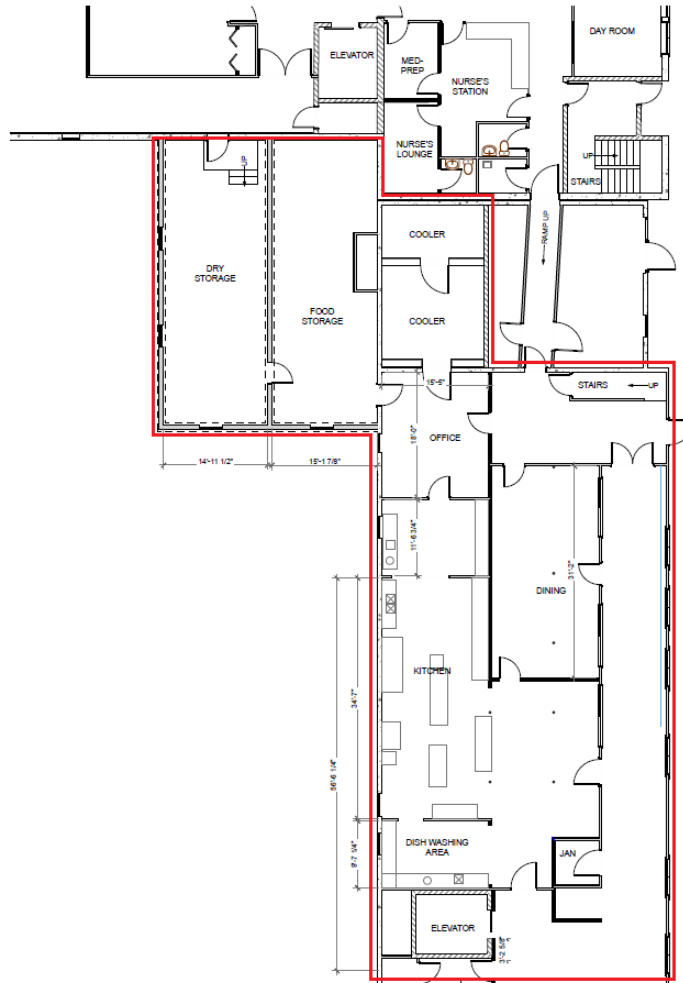


Property Highlights

- 3,700± SF wing ideal for daycare with fenced in outdoor play area and private entrance
- 3,500± SF former commercial kitchen with some equipment, hood, walk-in freezer/cooler and storage
- 10.27± AC lot site with convenient access, parking and 6,860 vehicle per day traffic count
- Join a diverse mix of residential and commercial tenants at this hub located close to the mountains and Oxford/Norway.
- Lease Price: \$9.00-\$12.00/SF Gross

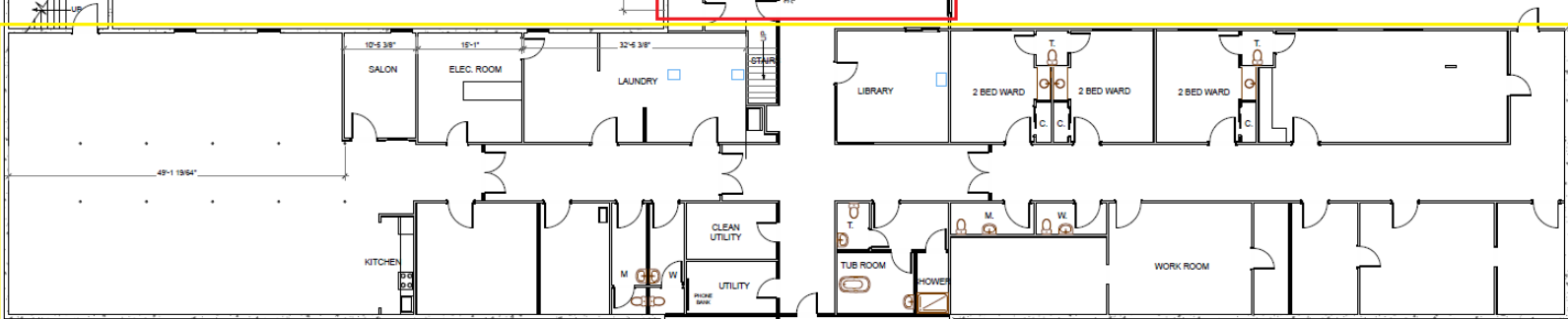
Owner	Bethel Road, LLC
Assessor Address	141 Bethel Road, West Paris, ME 04389
Assessors Reference	Map 3, Lot 1
Building Size	55,356 ± SF
Book/Page	Book 5598, Page 796
Utilities	Municipal water, private septic, propane/oil
HVAC	Oil-fired boiler hot water baseboard heat
Parking	100+ parking spaces
Floor Plan	Daycare- 3,700 SF Lower level Commercial Kitchen- 3,500 SF Lower level
Financials	N/A
Management	Professionally managed by Western Hills Property Group
Traffic Count	6,860 AADT
Lease Rate	\$9.00-\$12.00/SF Gross





Commercial Kitchen

Fenced In Outdoor Play Area



Daycare

