

FOR SALE / LEASE | OFFICE BUILDING

400 ENTERPRISE DRIVE, SCARBOROUGH, ME 04074



PROPERTY HIGHLIGHTS

- 9,968± SF office building for sale in Enterprise Business Park
- Excellent owner/ user opportunity with 1,500 SF vacant office/ medical office space
- Current layout includes a reception area, 6 private offices, a kitchenette, and a private restroom
- Easy access to both I-95 and I-295, along with other Scarborough US Route 1 businesses

LEASE RATE: \$3,000/Month MG

SALE PRICE: \$2,350,000

Further details available with signed Confidentiality Agreement



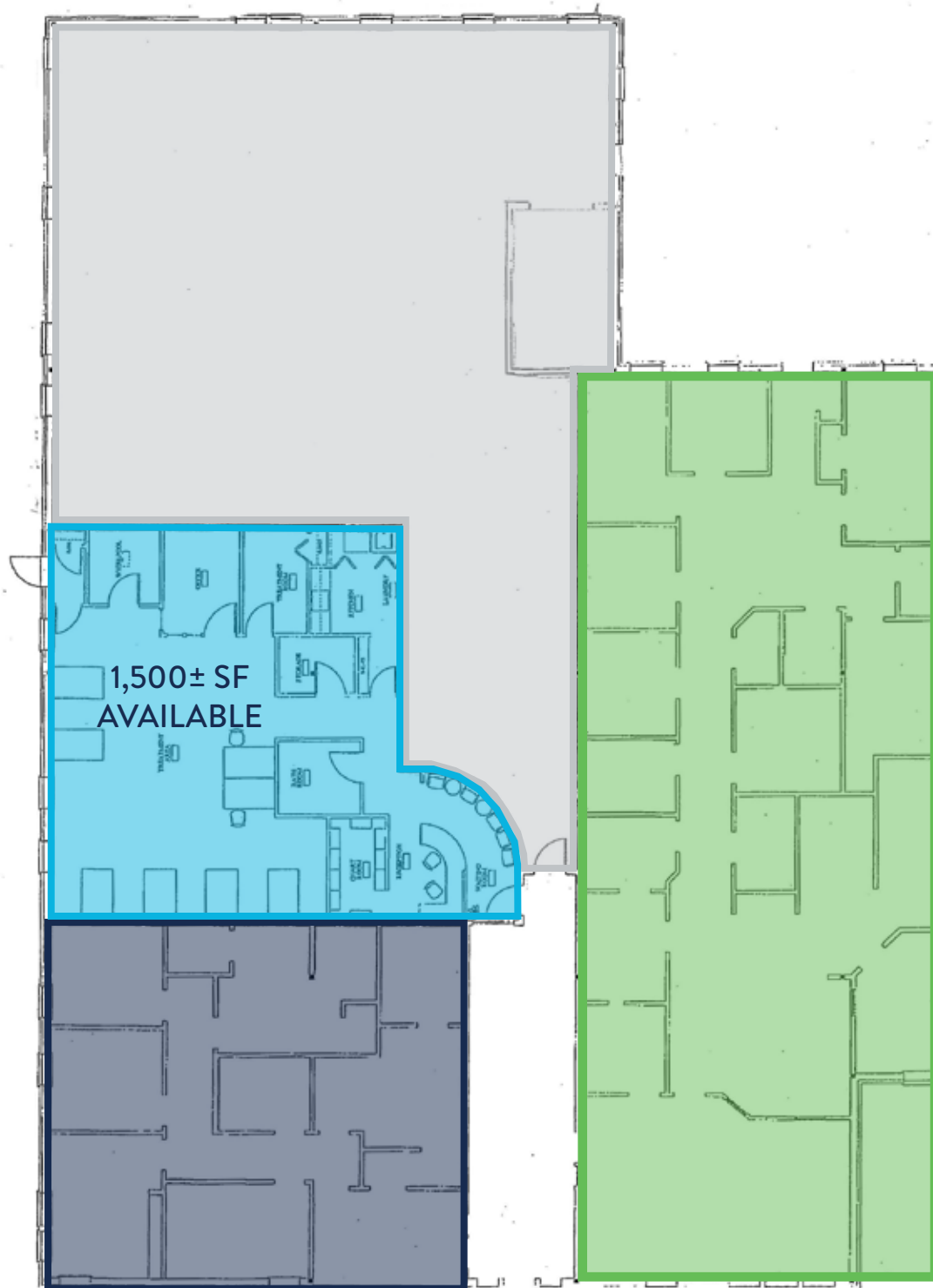


PROPERTY DETAILS

OWNER	REU, LLC	
ASSESSOR'S REFERENCE	U039/ / 4703	
REGISTRY OF DEEDS	Book 22353 Page 1	
LOT SIZE	2.37± AC	
LOT FRONTAGE	375' on Enterprise Drive	
ZONING	HPZ - Haigis Parkway	
BUILDING SIZE	9,968± SF	
YEAR BUILT	2002; renovated 2008	
SPACE AVAILABLE	1,500± SF	
INTERIOR OFFICE SPACE	Six (6) private offices, bathroom, kitchenette, and reception area	
DATE AVAILABLE	Immediately	
HEATING/COOLING	Central air; Propane-fired heat	
UTILITIES	Municipal water and sewer	
SPRINKLERS	Wet system	
POWER	3-Phase, 800-Amp	
PARKING	In common with other tenants, 43± spaces total	
BUILDING TENANTS	Maine Strong Balance Center, Greater Portland Chiropractic, Maine Comprehensive Pain Management	
CONDO DUES	\$470/Month	
R.E TAXES	\$23,136.91	
ASSESSED VALUE	\$484,900	Land
	\$1,496,000	Building
	\$1,980,900	Total
LEASE RATE	\$3,000/Month MG	
SALE PRICE	\$2,350,000	



FLOOR PLAN



Four existing suites. Changes have been made within suites since this floor plan was created.

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CONTACT



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.