



Property Highlights

FOR SALE

- Premier Central Maine location
- 6,468± SF two-story office building on a picturesque 2.08± acre lot
- 1.0± miles from Downtown Augusta and 2.0± miles from I-95 Exit 109
- 45 available parking spaces- expanded in 2021
- Fiber connectivity, quality finishes, radiant floor heat, irrigation system, and more
- On-demand generator for 1st floor
- Sale Price: \$1,250,000



Owner

Blue Marble Group, Inc.

Book/Page

12065 / 49

Building Size(s)

6,356± SF

Map / Lot

002/001/E

Lot Size

2.08± AC

Year Built

2012

Construction

Wood frame, slab foundation

Zoning

Business C (BC)

Utilities

Municipal water/ private septic

Parking

45 surface parking spaces

Generator

Yes, 1st floor

Taxes

\$24,588.72 (FY 2026 mil rate \$21.30)

Sale Price

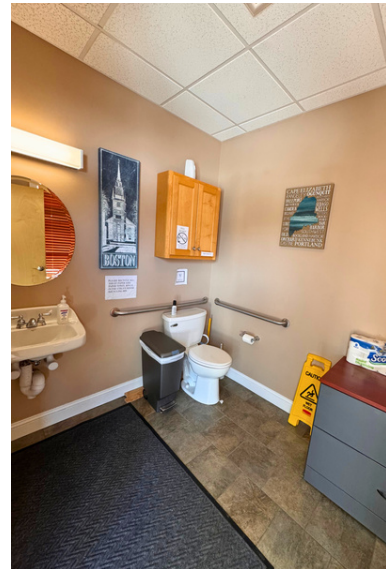
\$1,250,000



PORTA
& CO.

Interior Photos

22 Carriage Ln, Hallowell, ME 04347





CONTACT



Tim Millett, CCIM

Partner

C: 207-713-6995

O: 207-558-0893

tmillett@portacompany.com

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PORTA & CO.

COMMERCIAL REAL ESTATE

30 Milk Street, Second Floor

Portland, ME 04101

207-747-1515

www.portacompany.com