

226 YORK ST.

226 York Street, York, ME 03909



OFFERING SUMMARY

NUMBER OF UNITS:	3
AVAILABLE SF:	1,600 SF
LEASE RATE:	\$1,950 per month (MG)
LOT SIZE:	0.13 Acres
BUILDING SIZE:	7,130
ZONING:	YVC-1

PROPERTY OVERVIEW

Discover the perfect space for your business at 226 York Street in York, ME. This versatile property offers a prime location for both office and retail lease opportunities. With a high traffic count, your business will benefit from maximum visibility and exposure to potential customers. Ample parking space ensures convenient accessibility for employees and clients alike. Take advantage of this exceptional opportunity to establish your presence in the heart of York and watch your business thrive. Two Private Bathrooms and 3 additional rooms with sinks ideal for businesses in the health, beauty or food industries.

PROPERTY HIGHLIGHTS

- Retail for lease in the heart of York downtown
- Great location with high traffic count
- Plenty of parking available

AVAILABLE SPACES

UNIT B1 - GROUND RETAIL

LEASE RATE	SIZE (SF)
\$1,950 per month	1,600 SF

KELLER WILLIAMS COASTAL REALTY
603.610.8500
750 Lafayette Rd.,
Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

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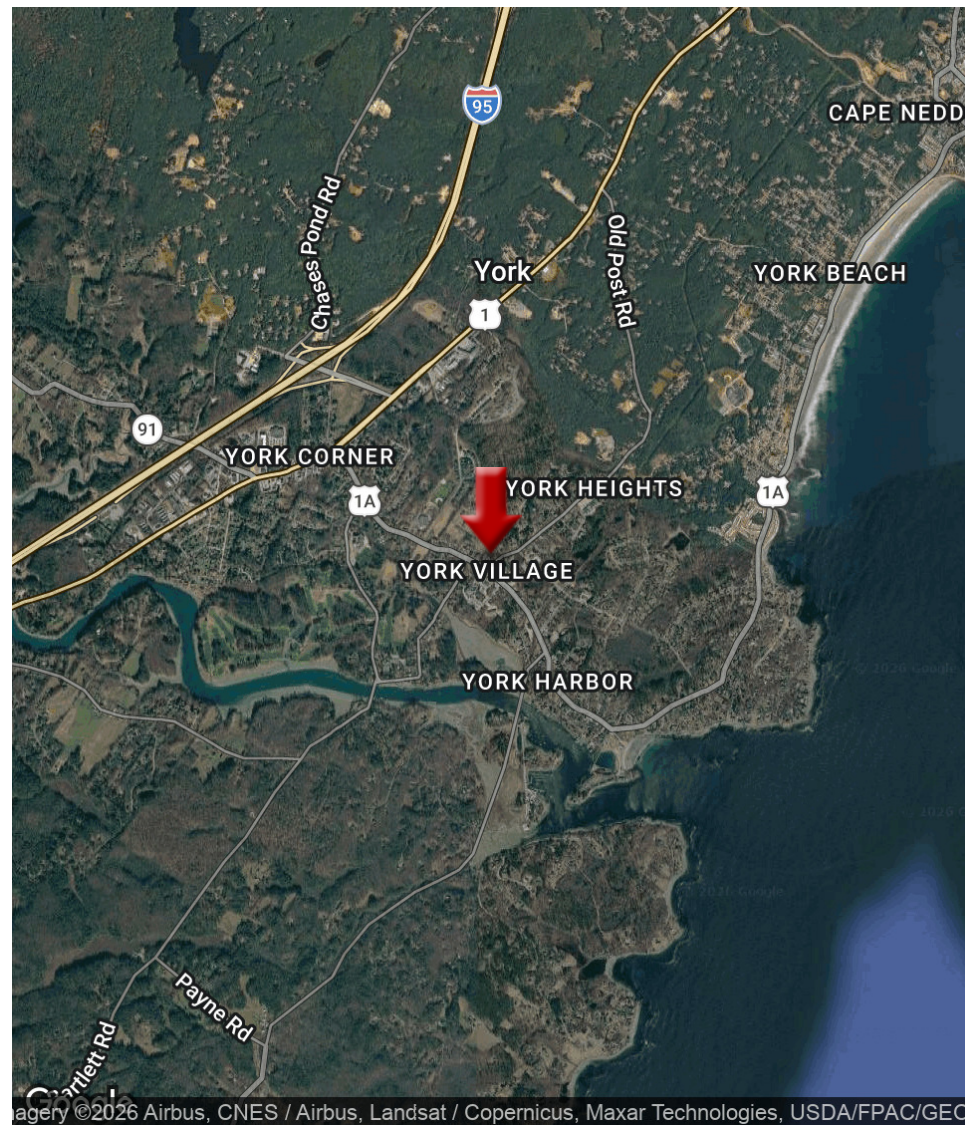
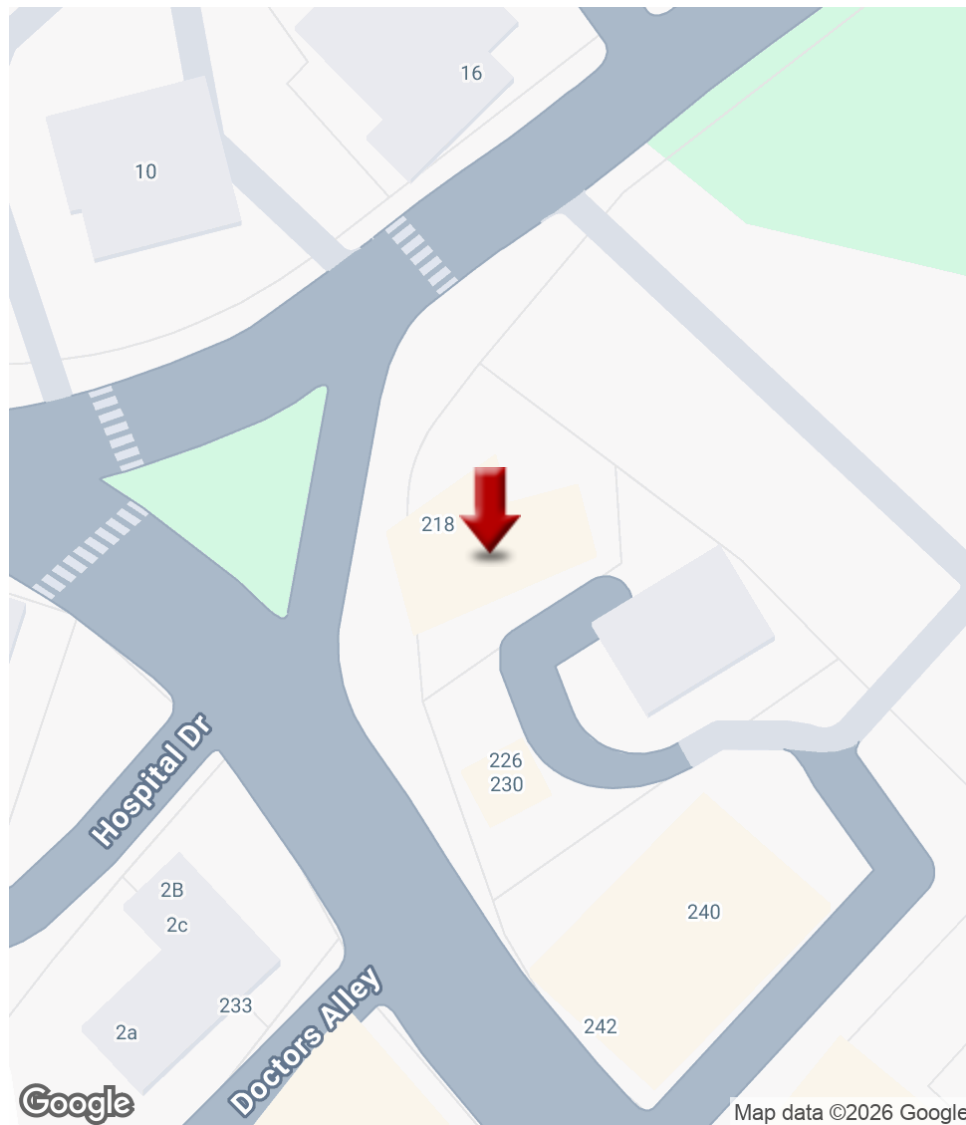
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OFFICE FOR LEASE

226 YORK ST.

226 York Street, York, ME 03909



Lease Rate

\$1,950 PER MONTH

BUILDING INFORMATION

Building Size	7,130 SF
Building Class	B
Tenancy	Multiple
Year Built	1989
Free Standing	Yes

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	YVC-1
Lot Size	0.13 Acres

PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Restrooms	2
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OFFICE FOR LEASE

UNIT 2 - GROUND RETAIL

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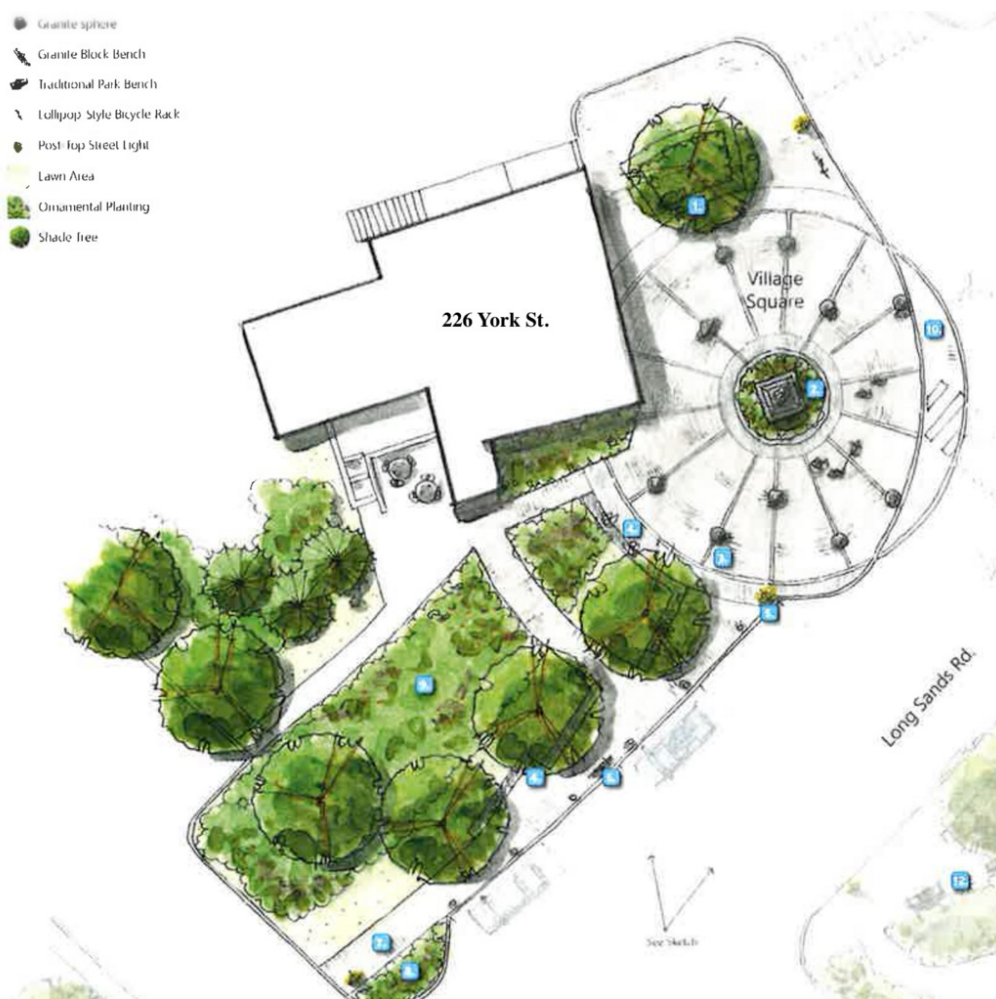
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226 YORK ST.- VILLAGE SQUARE PROJECT

226 York Street, York, ME 03909



- Granite sphere
- Granite Block Bench
- Traditional Park Bench
- Lollipop Style Bicycle Rack
- Post-top Street Light
- Lawn Area
- Ornamental Planting
- Shade Tree



KEY TO IMPROVEMENTS:

1. Raised planter/granite block seating
2. Brick paving with radial landing and flush granite nose/corner area (longpaved)
3. Soldiers Monument with ornamental plantings
4. Granite sphere ornamental seating (typical reflective of monument features)
5. Granite block bench seating typical
6. Street light typical
7. Bicycle rack typical
8. Wide brick sidewalk typical with streetscape elements & pedestrian amenities (lighting, fountains, seating)
9. Ornamental plantings and wayfinding signage
10. Flush cobblestone paving transition area to slow traffic & decrease street boulevard
11. Crosswalk built to town standards typical
12. Traditional bench seating typical
13. Public green/open lawn area
14. Crossing of York Street to provide access to historic landmarks and museums
15. Green stormwater filter with native grasses and perennials

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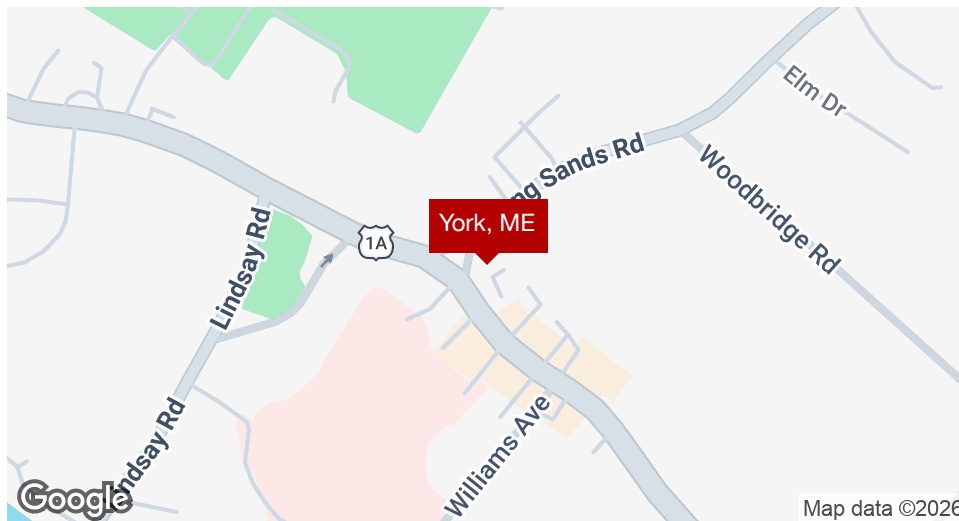
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YORK

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LOCATION DESCRIPTION

This property sits in the heart of York Town, Maine - a strong residential community with beautiful coastal views and award-winning restaurants and inns. This area has supported year-round businesses, such as those at 226 York Street, for decades.

Just down the road is York's Long Sands Beach, with more than a mile of sand stretching from York Harbor to the village of York Beach and where throngs of summer residents and tourists with their families multiply the population of York each year. York's economy and tax base is augmented by the dozens of fine hotels, restaurants and other accommodations operating along the coast.

Many spots throughout The Yorks have picturesque views of the famous Cape Neddick Light at Nubble Rock, which has figured in both artists' work and souvenirs of the Maine coast. A photo of the Cape Neddick Light is on the Voyager 1 spacecraft labeled as Seashore, Maine. Visible in clear weather is the 133 foot (40 meter) tall Boon Island Light on Boon Island, located 6.2 miles (10.0 km) off York. Old-fashioned restaurants, like the Goldenrod, maintain the historic character of the York Beach area.

LOCATION DETAILS

County	York
Street Parking	Yes
Signal Intersection	No
Road Type	Paved
Market Type	Small
Nearest Highway	I-95
Nearest Airport	Pease Internaitonal Airport

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