

FOR SALE / LEASE

MEDICAL OFFICE CONDO IN PRIME LOCATION

243 US ROUTE 1, SCARBOROUGH, ME 04074



PROPERTY HIGHLIGHTS

- Rare opportunity to purchase turnkey medical office space in Scarborough
- Turnkey for medical uses with four (4) plumbed exam rooms
- Prime Scarborough location on heavily trafficked Route 1 with ample off street parking
- 1,634± SF second floor condo with elevator access

SALE PRICE: \$475,000

LEASE RATE: \$25.00/SF NNN



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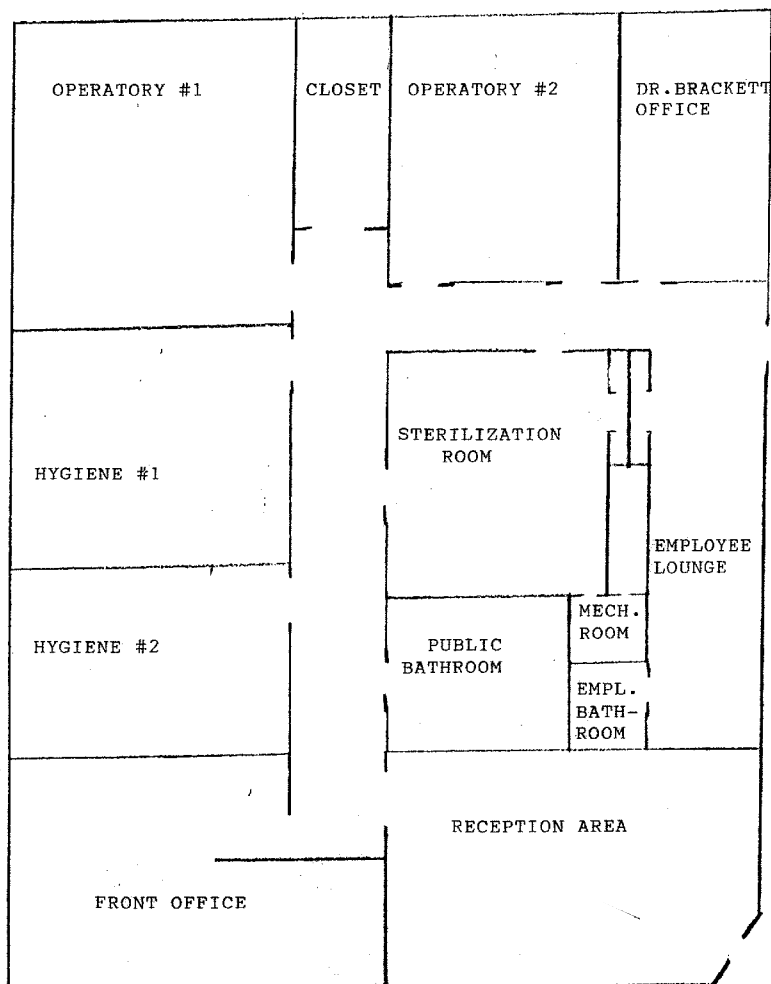
PROPERTY DETAILS

OWNER	Jeffrey Brackett
ASSESSOR'S REFERENCE	Map 43, Lot 705
DEED REFERENCE	Book 11421, Page 1
ZONING	TVC2
YEAR BUILT	1987
AVAILABLE SPACE	1,634± SF
DATE AVAILABLE	Immediately
# OF STORIES	Two (2)
HEATING/COOLING	Gas fired central air. Heat and AC. Separately metered.
WATER/SEWER	Municipal
POWER	Single Phase
SPRINKLERS	Wet System
RESTROOMS	Two (2) private
PARKING	On-site
LOT FRONTAGE	200 ft.
TRAFFIC COUNT	28,750 cars per day, MDOT (2025)
OTHER BUILDING TENANTS	Jones & Dakers Law Office, Blue Point Financial, Coastal Accounting
AREA BUSINESSES	Oak Hill Professional Center, MaineHealth Scarborough Campus, Bangor Savings Bank, Rosemont Market, Lois' Natural Marketplace
AREA AMENITIES	Scarborough Public Library, Scarborough Memorial Park
PROPERTY TAXES	\$3,464.71/year (2026)
CONDO DUES	\$9,741.66/year (2026)
SALE PRICE	\$475,000
LEASE RATE	\$25.00/SF NNN
NNN EXPENSES	\$6.62/SF (estimate)

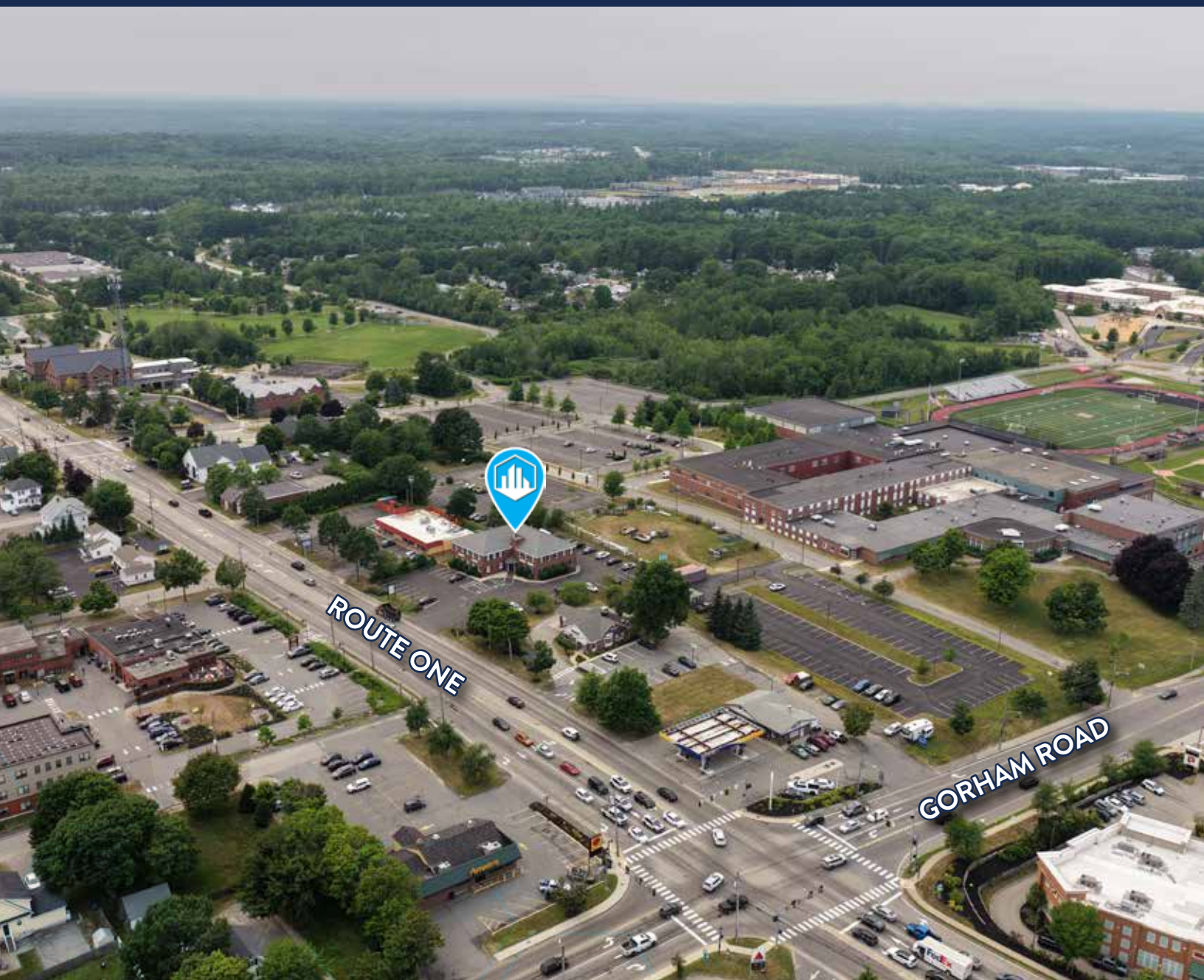


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FLOOR PLAN



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CONTACT



REESE MCFARLANE
Associate Broker
207.553.1734 D
207.712.6987 C
rmcfarlane@boulos.com



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