

FOR SALE | FREESTANDING OFFICE BUILDING WITH UNMATCHED VISIBILITY

188 WHITTEN ROAD, AUGUSTA, ME 04330



PROPERTY HIGHLIGHTS

- 5,292± SF freestanding office building with ample parking situated on a 2.5± acre parcel with expansion potential
- Highly functional layout suitable for a broad range of professional-office, medical-office, service-commercial, or owner-users
- The layout consists of 7 private offices, a conference room, a large training area, private restrooms, & storage space. Suitable for a multi-tenant subdivision to help offset the cost of ownership
- Professional setting positioned for access to major area roadways with visibility from ME-Turnpike I-95, while neighboring several professional office users along with retailers located at the Turnpike Mall & Augusta Crossing

SALE PRICE: \$750,000 (\$141.72/SF)



PROPERTY DETAILS

OWNER	Associated General Contractors of Maine, Inc.
ASSESSOR'S REFERENCE	91-1
REGISTRY OF DEEDS	1538-129
YEAR BUILT	1971
BUILDING SIZE	5,292± SF
# OF STORIES	2
TOTAL LAND AREA	2.5± AC
ZONING	Regional Business (CC)
HEATING/COOLING	Natural gas; forced air-duct
WATER / SEWER	Municipal
LIGHTING	LED
RESTROOMS	Private
PARKING	Approximately 40± on-site parking spaces
LOT FRONTAGE	226±'
DATE AVAILABLE	Summer 2027
HIGHWAYS, AIRPORTS	ME Turnpike I-95, Augusta State Airport
AREA BUSINESSES	Target, Lowe's Home Improvement, Best Buy, Hannaford, Shaw's, Homewood Suites by Hilton, Hampton Inn, Senator Inn & Spa, Maine Evergreen Hotel, and numerous restaurants and service businesses along the Western Avenue corridor.
AREA AMENITIES	Convenient access to I-95 via Exit 109 and Western Avenue/US Route 202. Nearby amenities include Augusta Crossing, Turnpike Mall, Capitol Shopping Center, grocery stores, pharmacies, restaurants, and lodging. Downtown Augusta, the Maine State House, Augusta State Airport, Augusta Civic Center, and MaineGeneral Medical Center are all within a short drive.
ANNUAL R.E. TAXES	\$10,319.60 (2027)
LISTING PRICE	\$750,000



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CONTACT US



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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.