

FOR SALE | MEDICAL OFFICE

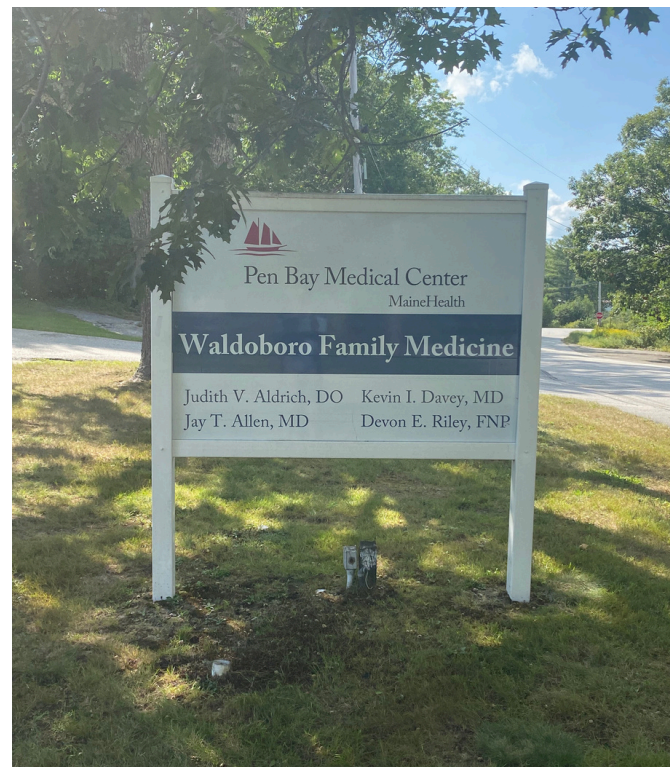
27 MILL ST, WALDOBORO, ME 04572



PROPERTY OVERVIEW

OFFICE BUILDING

- 4,136 ± square foot medical office building for sale in Waldoboro, ME.
- Master leased by MaineHealth
- Tenant Services: Adolescent & Young Adult Medicine, Geriatric Medicine, and Family Medicine



CoreFirms.com
16 Casco Street
Portland, ME 04101

Contact Charlie Hippler
(207) 744-3084 Ext 315
Charlie@CoreFirms.com

FOR SALE | MEDICAL OFFICE

27 MILL ST, WALDOBORO, ME 04572



PROPERTY DETAILS

ASKING PRICE \$699,000.00
NOI \$73,202.10
CAP RATE 9.77%

LEASE Single Tenant Net Lease
LEASE EXPIRATION 3/31/2025
RESPONSIBILITIES Landlord Responsible for Roof, Structure & Parking Lot

TAXES Billed through CAM
INSURANCE Billed through CAM

BUILDING TYPE Medical Office Building

SQ. FOOTAGE 4,136 ± SF
ACREAGE 1.73 ± Acres

PARKING Lot On-Site



CoreFirms.com
16 Casco Street
Portland, ME 04101

Contact Charlie Hippler
(207) 744-3084 Ext 315
Charlie@CoreFirms.com

FOR SALE | MEDICAL OFFICE

27 MILL ST, WALDOBORO, ME 04572



MAP



CORE
CoreFirms.com
16 Casco Street
Portland, ME 04101

Contact Charlie Hippler
(207) 744-3084 Ext 315
Charlie@CoreFirms.com

FOR SALE | MEDICAL OFFICE

27 MILL ST, WALDOBORO, ME 04572



CONTACT



Charlie Hippler
Associate Broker
(207) 530-2708
Charlie@CoreFirms.com

LINCOLN COUNTY DEMOGRAPHICS

POPULATION	36.2k
MEDIAN AGE	51.2
MALE	49.2%
FEMALE	50.8%
HIGHER EDUCATION	37.6%
MEDIAN HOUSEHOLD INCOME	\$62.1k
MEDIAN PROPERTY VALUE	\$233.3k



Josh Soley
President
(207) 744-3084 ext 301
Josh@CoreFirms.com



CoreFirms.com
16 Casco Street
Portland, ME 04101

Contact Charlie Hippler
(207) 744-3084 Ext 315
Charlie@CoreFirms.com