

# FOR SALE



6 MADELYN LANE, ROCKPORT, ME 04841

## PROPERTY HIGHLIGHTS

- Single-story standalone office building for sale. ADA accessible, former medical office space built in 2006.
- Twenty-six (26) parking spaces available on-site.
- High-visibility location for signage along Route 1. Private, wooded surroundings for the building.
- Lot to be subdivided; 1.5± acre lot with approximately 150' of frontage.
- **Sale Price: \$549,000**

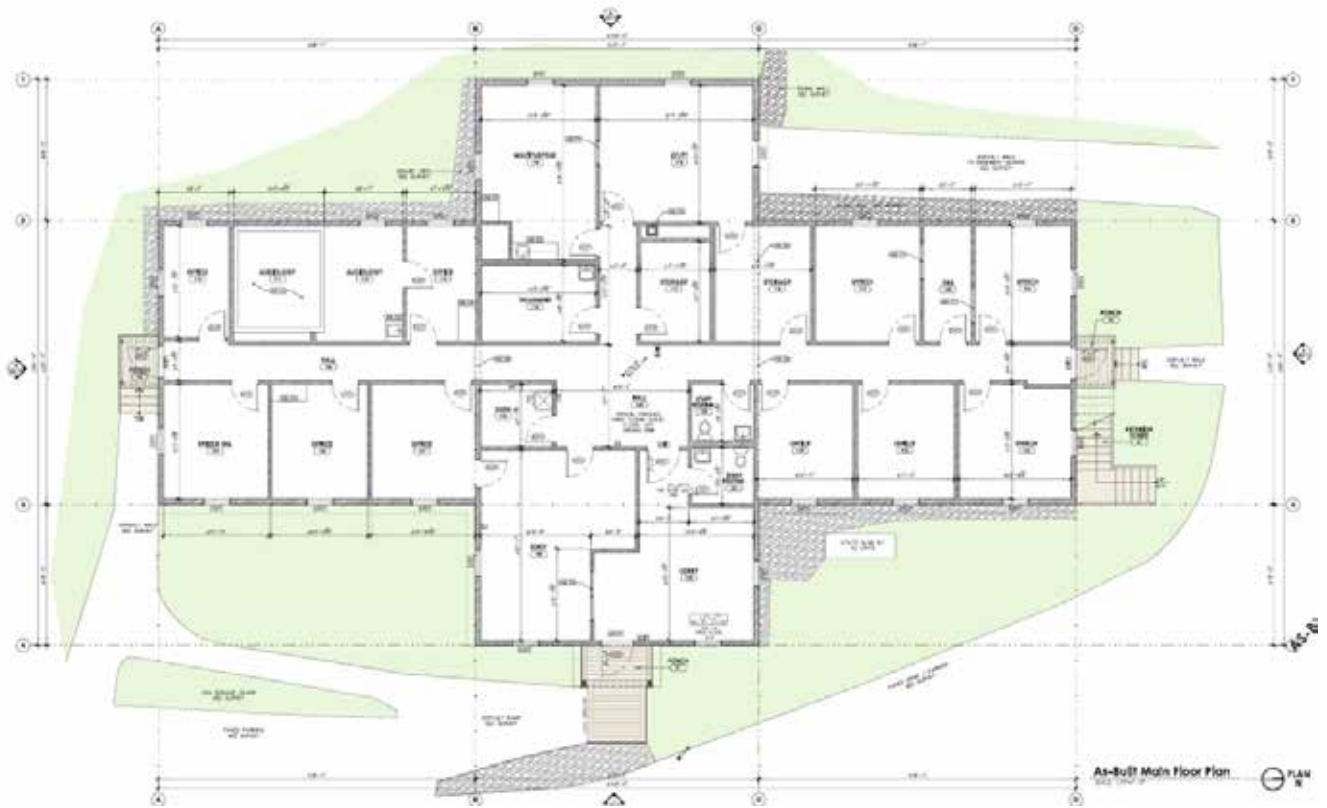


## PROPERTY DETAILS

OWNER OF RECORD	6 Madelyn LCH, LLC
ASSESSOR'S REFERENCE	Map 75, Lot 1
BOOK/PAGE	5764/265
BUILDING SIZE	4,400± SF
LOT SIZE	4.66± Acres
ZONING	907 - Mixed Business Residential
LOT FRONTAGE	150' on Route 1
YEAR BUILT	2006 (Renovated in 2020)
RESTROOMS	Private restroom
WATER/SEWER	Private
HVAC	Forced Hot Air, Oil Boiler, central A/C
PARKING	Up to 26 spots
ROOF	Asphalt Shingle
CONSTRUCTION	Wood frame; Oil-fired FHA
REAL ESTATE TAXES	TBD
SALE PRICE	\$549,000



FLOOR PLAN





THE BOULOS  
COMPANY



## CONTACT US



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