OFFICE FOR SALE & LEASE

226 YORK ST.

226 York Street, York, ME 03909





OFFERING SUMMARY

NUMBER OF UNITS:	3
AVAILABLE SF:	325 - 1,275 SF
LEASE RATE:	$861 - 1,350 per month (MG; Gross)
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	LEASE RATE	SIZE (SF)
UNIT B1 - GROUND RETAIL	$1,350 per month	1,275 SF
SUITE 301 - THIRD FLOOR OFFICE	$861 per month	450 SF
UNIT 101	$1,350 per month	325 SF

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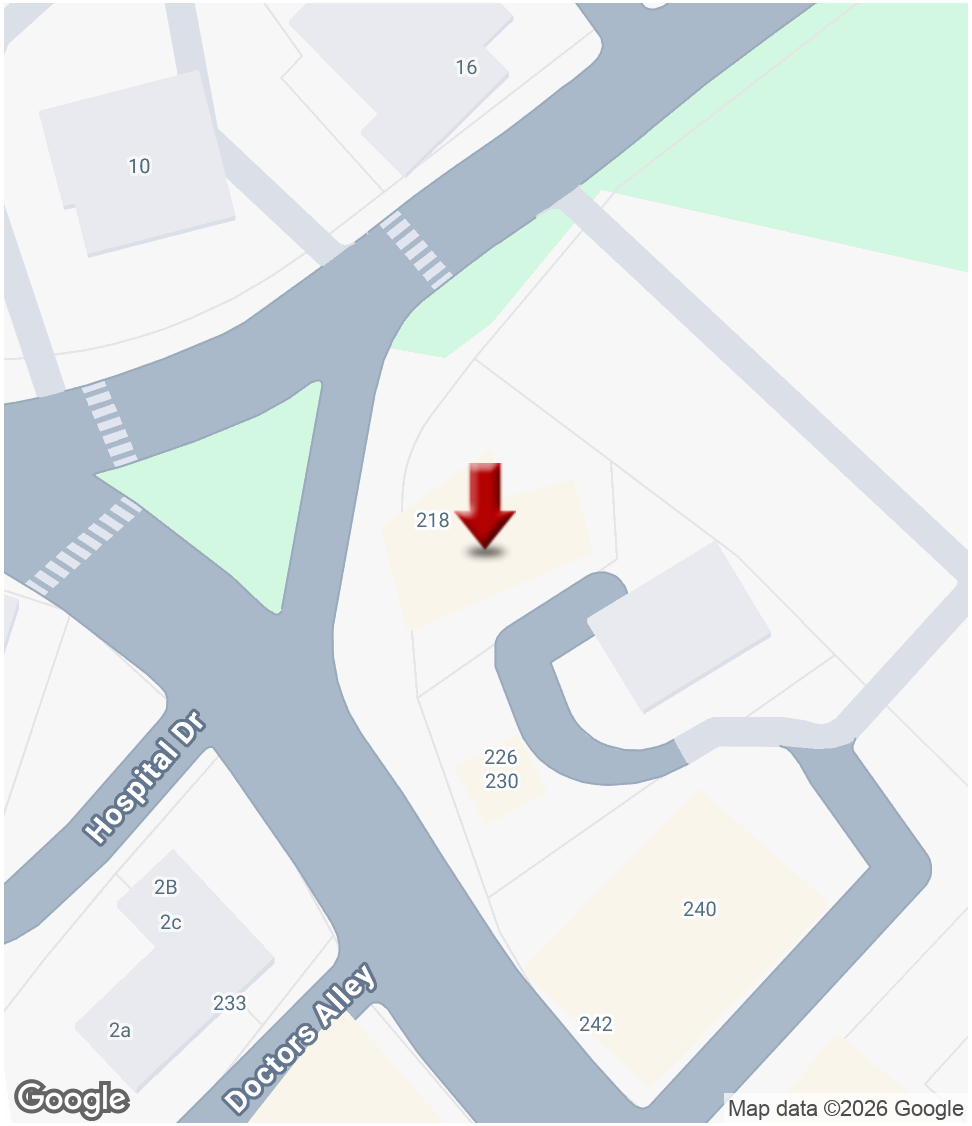
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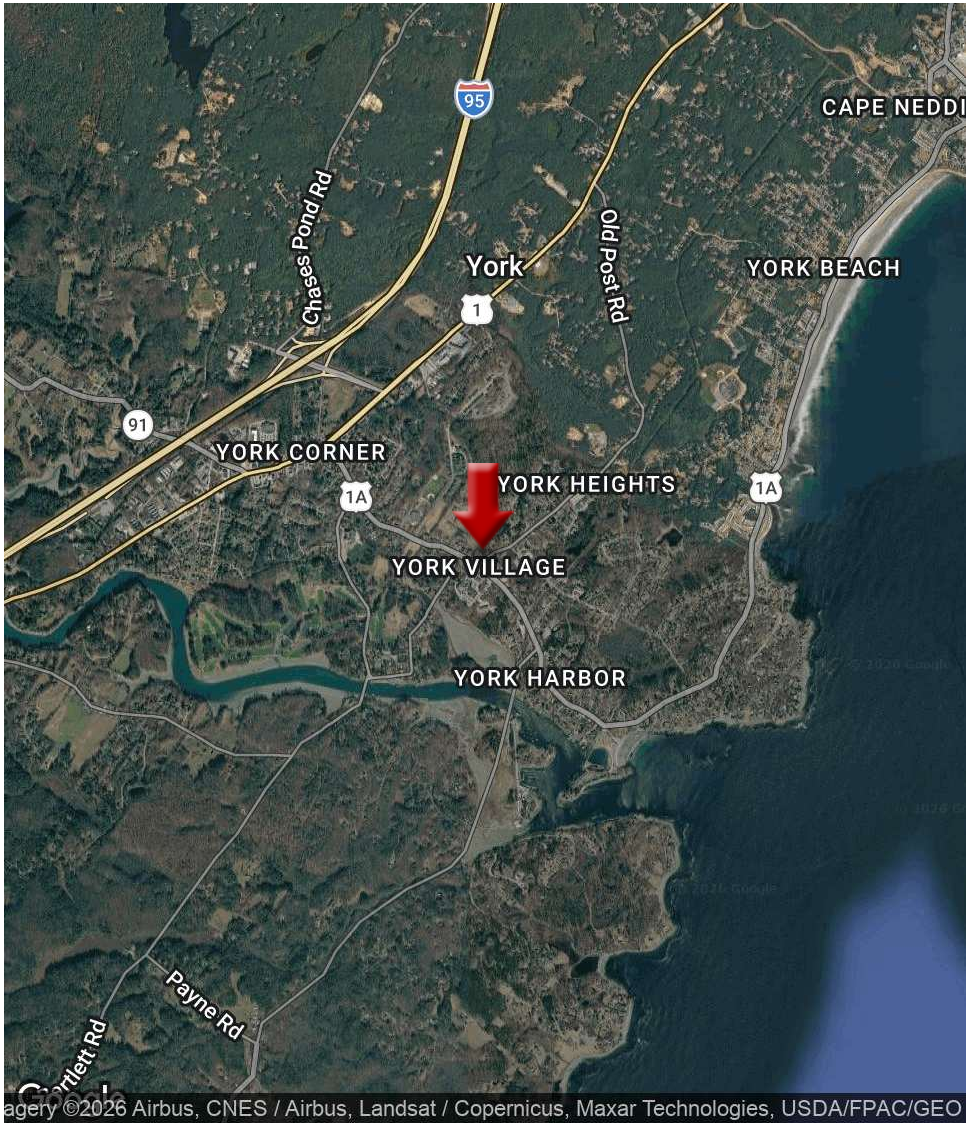
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OFFICE FOR LEASE

226 YORK ST.

226 York Street, York, ME 03909

Lease Rate	**$861 - 1,350 PER MONTH**

BUILDING INFORMATION

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

PROPERTY INFORMATION

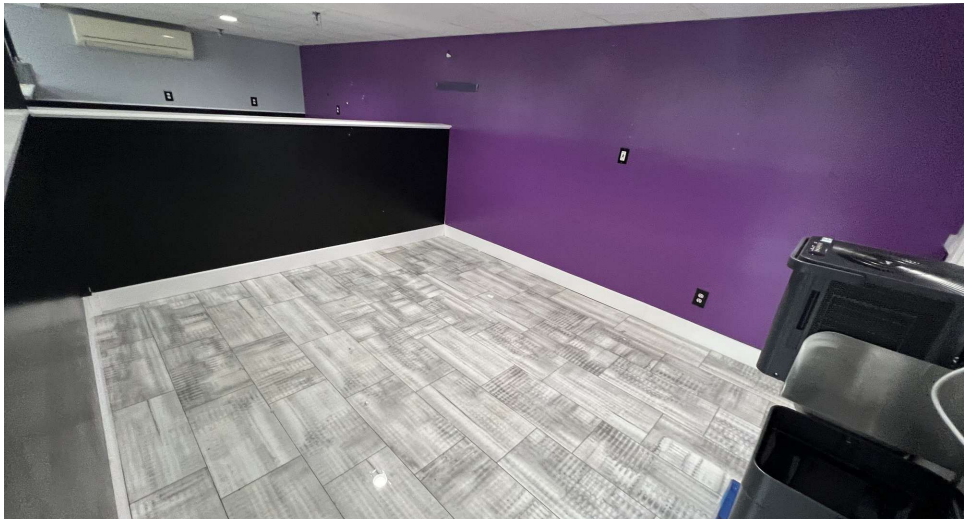
Property Type	Office
Property Subtype	Office Building
Zoning	YVC-1
Lot Size	0.13 Acres

PARKING & TRANSPORTATION

Street Parking	Yes

UTILITIES & AMENITIES

Restrooms	2





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OFFICE FOR LEASE

UNIT 2 - GROUND RETAIL

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UNIT 301

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226 YORK ST.- VILLAGE SQUARE PROJECT

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OFFICE FOR LEASE

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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