FOR SALE | PRIME ROUTE ONE OFFICE BUILDING

1416 POST ROAD, WELLS, ME 04090





PROPERTY HIGHLIGHTS

- High traffic location (16,749± cars per day)
- Conveniently situated off I-95 (exit 19) in the heart of Wells, adjacent to the Public Library and the Wells Public Schools
- Potential live/work scenario
- Almost a half-acre with two curb cuts makes for an ideal development site
- Former dental office and apartment. Ideal for any professional or retail use.
- Public water & sewer and flexible zoning

PRICE: $595,000

THE BOULOS COMPANY

ONE PORTLAND SQUARE, SUITE 400, PORTLAND, ME 04101 207.772.1333 BOULOS.COM

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PROPERTY DETAILS

OWNER	Lee Richheimer
MAP/BLOCK/LOT/UNIT	129/014
BOOK & PAGE	6092-239
YEAR BUILT	1960
BUILDING SIZE	1,904± SF
OFFICE SPACE SIZE	998± SF
APARTMENT SIZE	906± SF
# OF STORIES	1
TOTAL LAND AREA	0.45± acres
ZONING	General Business District
HEATING/COOLING	Oil heat, forced hot water
WATER/SEWER	Municipal
PARKING	On-site, paved parking
LOT FRONTAGE	150’
TRAFFIC COUNT	16,749 AADT (2025)
DATE AVAILABLE	Immediately
INTERIOR OFFICE SPACE	Waiting Room, Individual Treatment Rooms, Room for additional offices/treatment rooms
AREA BUSINESSES	Wells Public Library, Carriage House Motel, Cottages & Suites, Seagull Resort & Condominiums, Wine r Things, Safe Haven Humane Society, Wells Auto Care, Wells Junior High School, Dunkin Donuts, and many more.
AREA AMENITIES	Wells Beach, numerous restaurants and hotels
ANNUAL RE TAXES	$3,964.81
SALE PRICE	$595,000

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CONTACT



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