

1222 PORTLAND ROAD

UNIT 10 | ARUNDEL, MAINE

Professional Office Condominium



\$249,900

ASKING PRICE

1,520 SF

OFFICE CONDO

\$300/MO

CONDO FEE

DB-1

ZONING

21+

PARKING

MLS # 1678049

ROUTE 1 VISIBILITY + PROFESSIONAL OFFICE SETTING

THE OPPORTUNITY

Well-positioned second-floor commercial condominium in the Arundel Center complex along U.S. Route 1. The 1,520 SF suite offers a functional professional-office layout with four private offices, a main reception/waiting area, two bathrooms and a kitchenette. The property combines an established commercial location, ample on-site parking and prominent Route 1 and building signage.

PROPERTY HIGHLIGHTS

- 4 private offices
- Reception / waiting area
- 2 bathrooms + kitchenette
- Heat pumps
- Route 1 + building signage
- 21+ parking spaces



PROFESSIONAL ROUTE 1 LOCATION

Located within the established Arundel Center commercial complex, the suite offers convenient access for clients and staff with strong visibility along the Route 1 corridor.

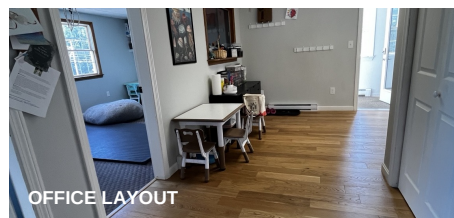
Offering information is subject to verification and change. Prospective buyers should independently confirm zoning, permitted uses, utilities and property information.



OFFICE INTERIOR



KITCHENETTE



OFFICE LAYOUT

PROPERTY DETAILS

SIZE
Approx. 1,520 SF

TYPE
Commercial condominium

FLOOR
Second floor

LAYOUT
4 offices + reception/waiting area

BATHROOMS
2

ZONING
DB-1

USE
Professional office

YEAR BUILT
1986

HVAC
Heat pumps

CONDO FEE
\$300 / month

ROUTE 1 TRAFFIC: 11,000+ VEHICLES/DAY

PROPERTY TAXES: \$1,561 (2025)

VISIBILITY + ACCESS

Prominent presence along U.S. Route 1 with signage opportunities on the roadside directory and building. The Arundel Center setting provides 21+ parking spaces and convenient access to Kennebunk, Biddeford and the surrounding York County market.

WELL-SUITED FOR PROFESSIONAL USERS

- Professional office
- Medical / wellness office
- Therapy / counseling
- Administrative services
- Owner-user occupancy
- Investment / office use



SUZANNE MCKECHNIE | OWNER & DESIGNATED BROKER

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