FOR LEASE

Office/Retail/Mixed-Use

3,000± SF | $13.50/SF NNN



25 Yarmouth Crossing

Yarmouth, ME

- **3,000 SF Contemporary Commercial Building**
- **Excellent Yarmouth Village Location**
- **Walking Distance to Royal River Park**
- **On-Site Parking**
- **Excellent Signage Potential**
- **Easy I-295 Access**

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The Dunham Group | Commercial Real Estate



Property Description

We are pleased to offer this 3,000± SF contemporary commercial building in Yarmouth Village, offering a flexible layout and a highly walkable location just steps from Royal River Park. The interior features a central 1,500± SF open area, complemented by additional space on each end—ideal for a variety of configurations including office, educational, or service-based uses. The property is currently occupied by a private school, demonstrating its adaptability.

The building includes on-site parking, Main Street signage exposure, and a full suite of functional improvements including HVAC, a kitchenette, ADA-compliant restrooms, and a sprinkler system. An on-site storage shed provides additional utility.

Its location offers convenient access to Interstate 295 and proximity to Portland, making it both accessible and attractive for employees and clients.

This is a versatile opportunity in one of southern Maine's most desirable village settings.





Property Overview

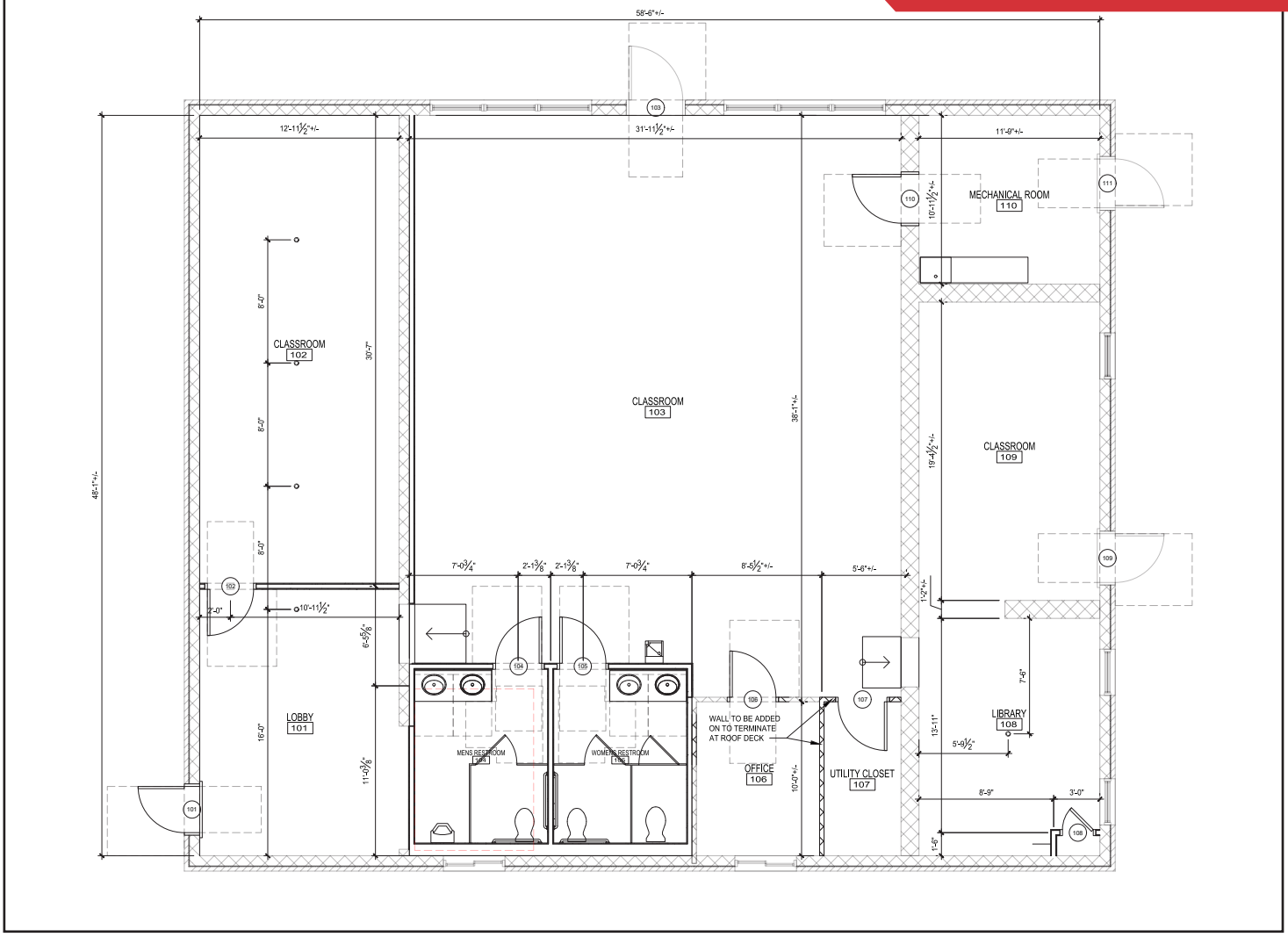
Owner	25 Nexgen, LLC
Building Size	3,000± SF
Space Breakdown	1,500± SF center main space with the additional 1,500 SF split on each end of building, kitchenette, ADA bathrooms
Lot Size	0.26± acres
Zoning	VC : Village Center
Assessor's Reference	Map 42, Lot 61
Year Built	1959
Building Construction	Masonry/brick. Steel frame/truss metal cover roof
Flooring	Concrete finished
Utilities	Public sewer and water
HVAC	Forced air ducted; central AC (oil fueled)
Sprinkler System	Yes, fire suppression sprinkler system
Bathrooms	ADA compliant bathrooms
Accessibility	ADA accessible
Parking	On-site; 2,500 SF asphalt parking
Road Frontage	Main Street (Yarmouth Crossing Drive)

FOR LEASE: $13.50/SF NNN - NNN Expenses : $2.73/SF





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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.