

# FOR SALE or LEASE

Office/Medical Space

4,840± SF | \$495,000 | \$13.25/SF NNN



## 174 Kennedy Memorial Drive, Waterville

### Property Highlights

- *Stand-alone, turnkey medical office building*
- *Prime Waterville location with direct access from I-95*
- *Excellent opportunity for a medical owner-user or investor*



### Property Description

We are pleased to present 174 Kennedy Memorial Drive in Waterville for sale or lease. This 4,840± SF stand-alone, turnkey medical office building was formerly occupied by Northern Light Health as a quick care facility and offers an excellent opportunity for a medical owner-user or investor. The property's existing medical office layout, accessibility, and corridor location make it well-positioned for continued healthcare use or investment.

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## Property Overview

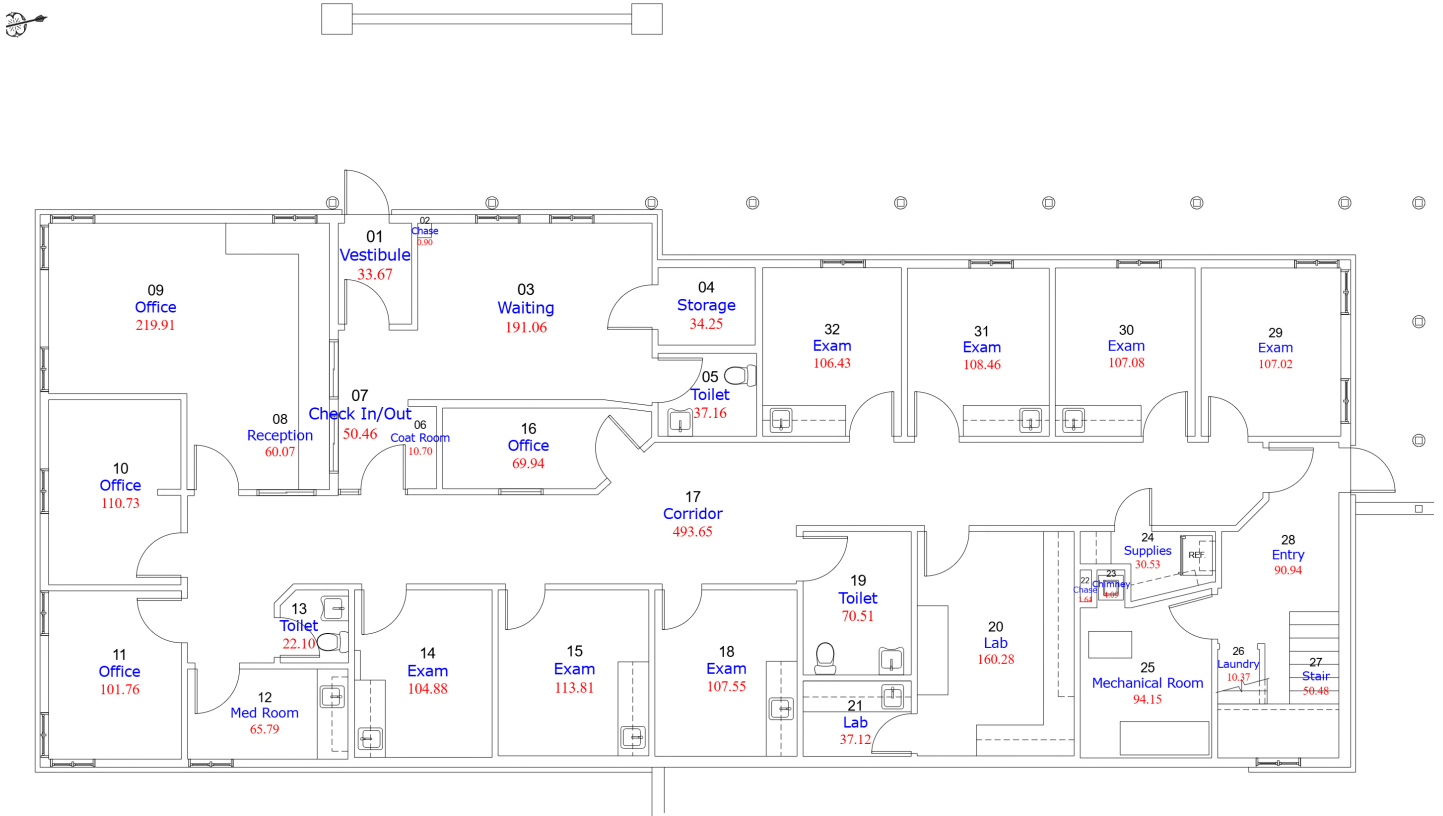
Landlord	Inland Commercial Center
Assessor's Reference	Map 37, Block 135, Lot 12
Building Size	4,840± SF
Lot Size	1.52± SF
Zoning	Inst & CC
Building Age	1986
Building Construction	Wood frame, brick veneer
Roof	Asphalt shingle
Flooring	Carpet
Utilities	Public water and sewer
Parking	Ample, on-site, paved

**FOR SALE : \$495,000**

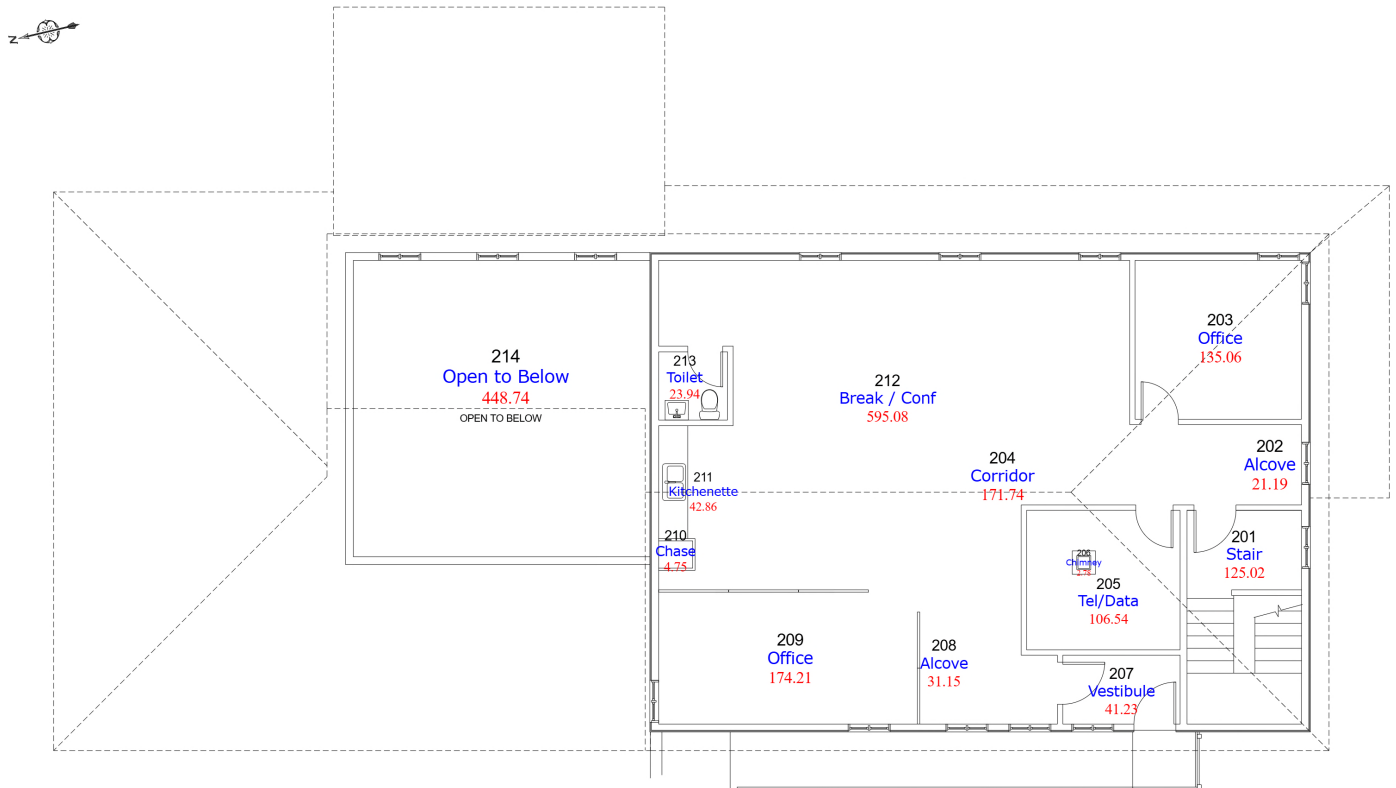
**FOR LEASE : \$13.25/SF NNN**



## 1st FLOOR : 174 KENNEDY



## 2nd FLOOR : 174 KENNEDY



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.