

FOR SALE

Office/Medical/Development

113,056± SF | 30.32± acres | \$2,700,000



200 Kennedy Memorial Drive

Inland Hospital Campus Waterville, ME

- *Redevelopment Opportunity*
- *Exceptional Infrastructure*
- *Prominent Location*
- *Low Basis*

TC Haffenreffer | tc@dunhamgroup.com | 207.956.0091
Sylas Hatch | shatch@dunhamgroup.com | 207.485.5511
207.773.7100 | dunhamgroup.com



Property Description

The former Inland Hospital in Waterville, Maine presents an exceptional redevelopment opportunity—a substantial existing facility on a large, well-located parcel offered at an aggressively priced. The property is being sold vacant, creating a rare chance to reposition one of central Maine’s most recognizable institutional assets.

Located at a signalized intersection with excellent visibility and access, the site features robust existing infrastructure, multiple curb cuts, and expansive on-site parking. The campus includes three smaller medical office buildings that can be easily parceled out and sold or leased by the new owner. Its scale and location make it suitable for a wide range of potential redevelopment concepts, including medical, educational, residential, senior living, or mixed-use applications.

With strong physical bones, utility connections in place, and a strategic position near major routes, this property provides a cost-effective platform for developers and investors seeking to capitalize on value creation through adaptive reuse or ground-up redevelopment.

Highlights

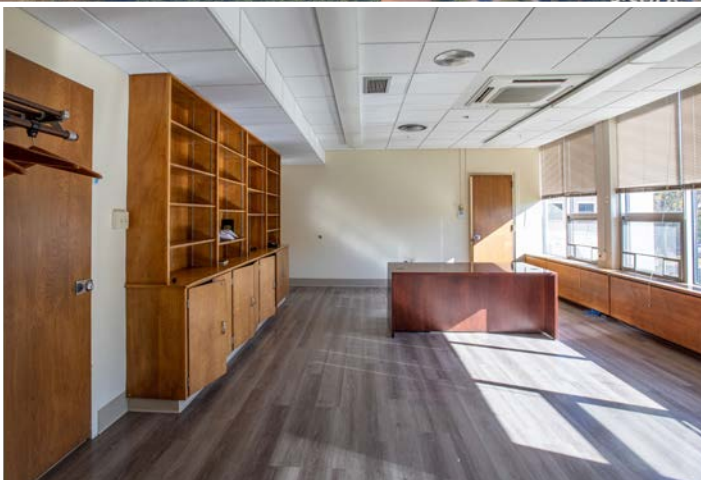
- *Prime Waterville location with signalized intersection access*
- *Large, well-configured parcel suitable for redevelopment*
- *Substantial infrastructure and utility capacity in place*
- *Aggressively priced, offering a low-cost entry point for redevelopment*
- *Flexible zoning and adaptive reuse potential*
- *Vacant and ready for immediate repositioning*

Property Overview

Owner	Inland Hospital
Building Breakdown	Building 1 : 8,815± SF medical office 246 Kennedy Memorial Drive Building 2: 6,475± SF medical office 222 Kennedy Memorial Drive Building 3: 9,723± SF industrial maintenance 200 Kennedy Memorial Drive Building 4: 4,840± SF walk-in care 174 Kennedy Memorial Drive Building 5: 83,203± SF main hospital 200 Kennedy Memorial Drive Total Size: 113,056± SF
Lot Sizes	27.09± acres 1.52± acres 0.95± acres 0.76± acres Total Size: 30.32± acres
Zoning	Inst & CC
Utilities	Public water and sewer
Electric	3 Phase
Parking	Ample, Paved

FOR SALE : \$2,700,000

Inland Hospital





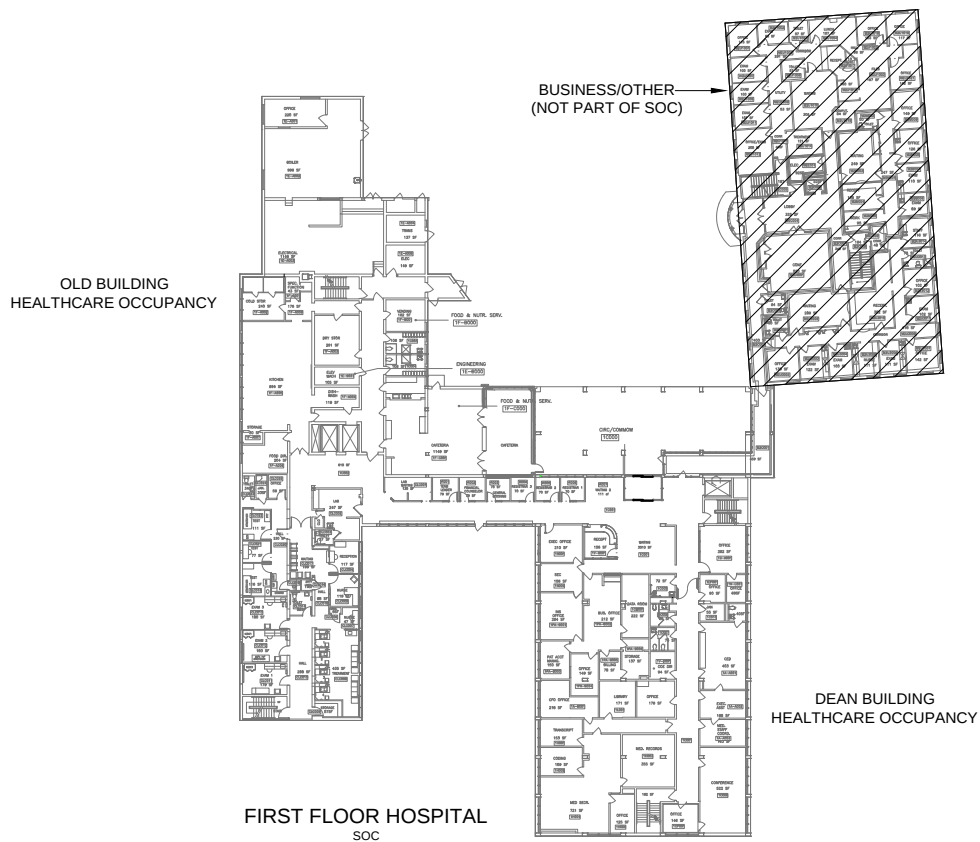


BASEMENT : MAIN HOSPITAL
200 KENNEDY MEMORIAL



BASEMENT HOSPITAL

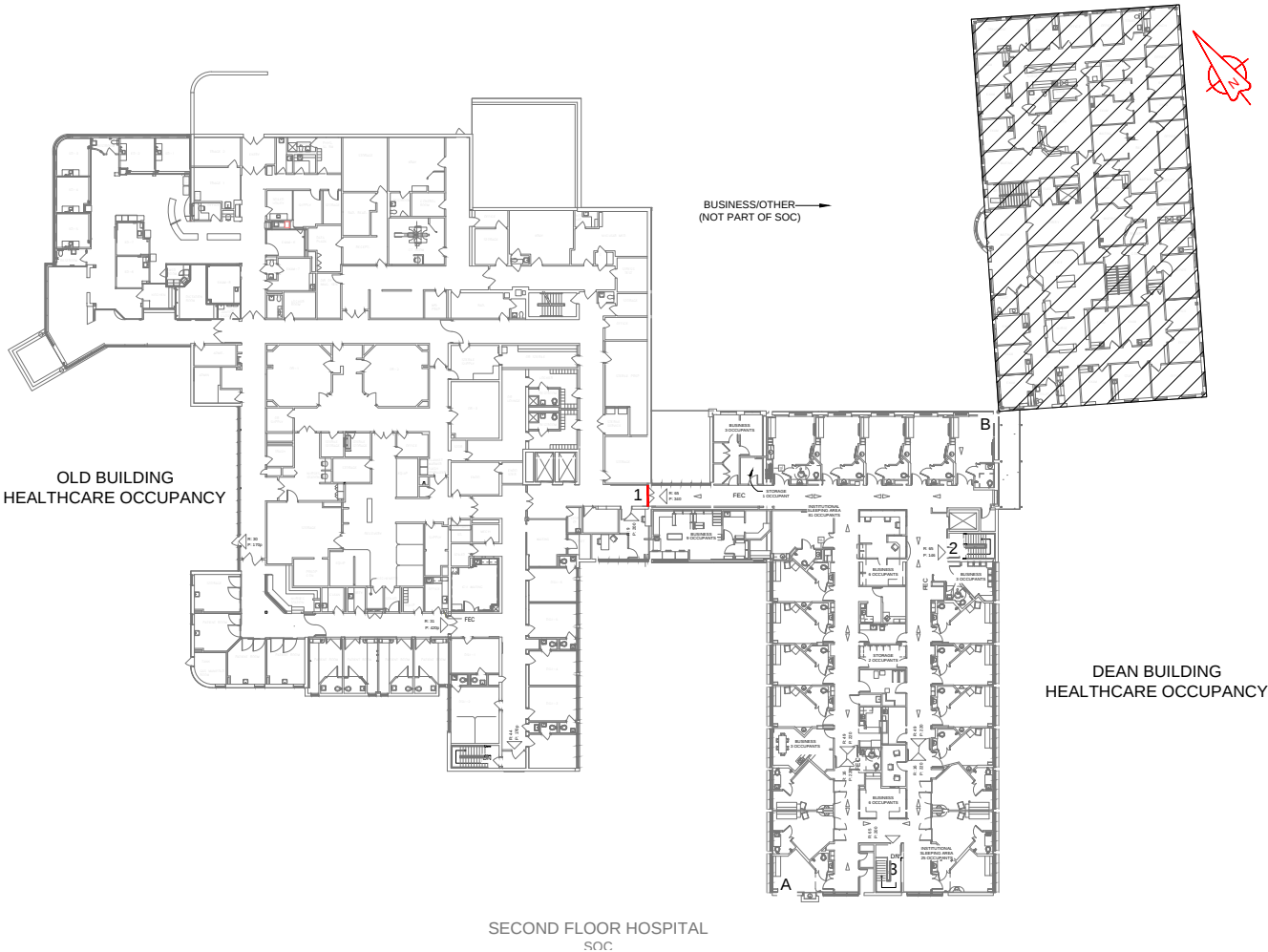
1st FLOOR : MAIN HOSPITAL
200 KENNEDY MEMORIAL



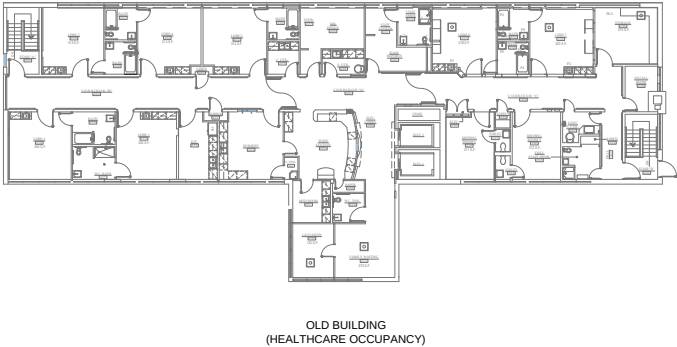
FIRST FLOOR HOSPITAL
SOC
SCALE 1/8" = 1'-0"



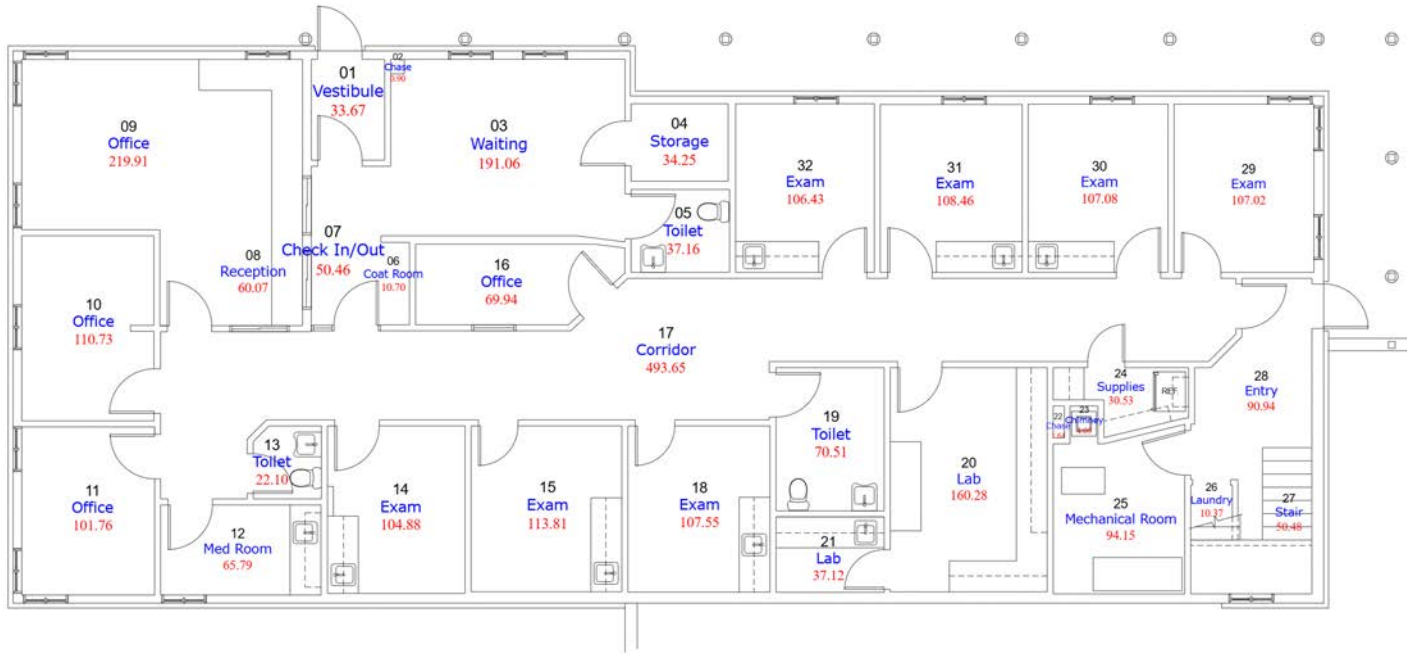
2nd FLOOR : MAIN HOSPITAL
200 KENNEDY MEMORIAL



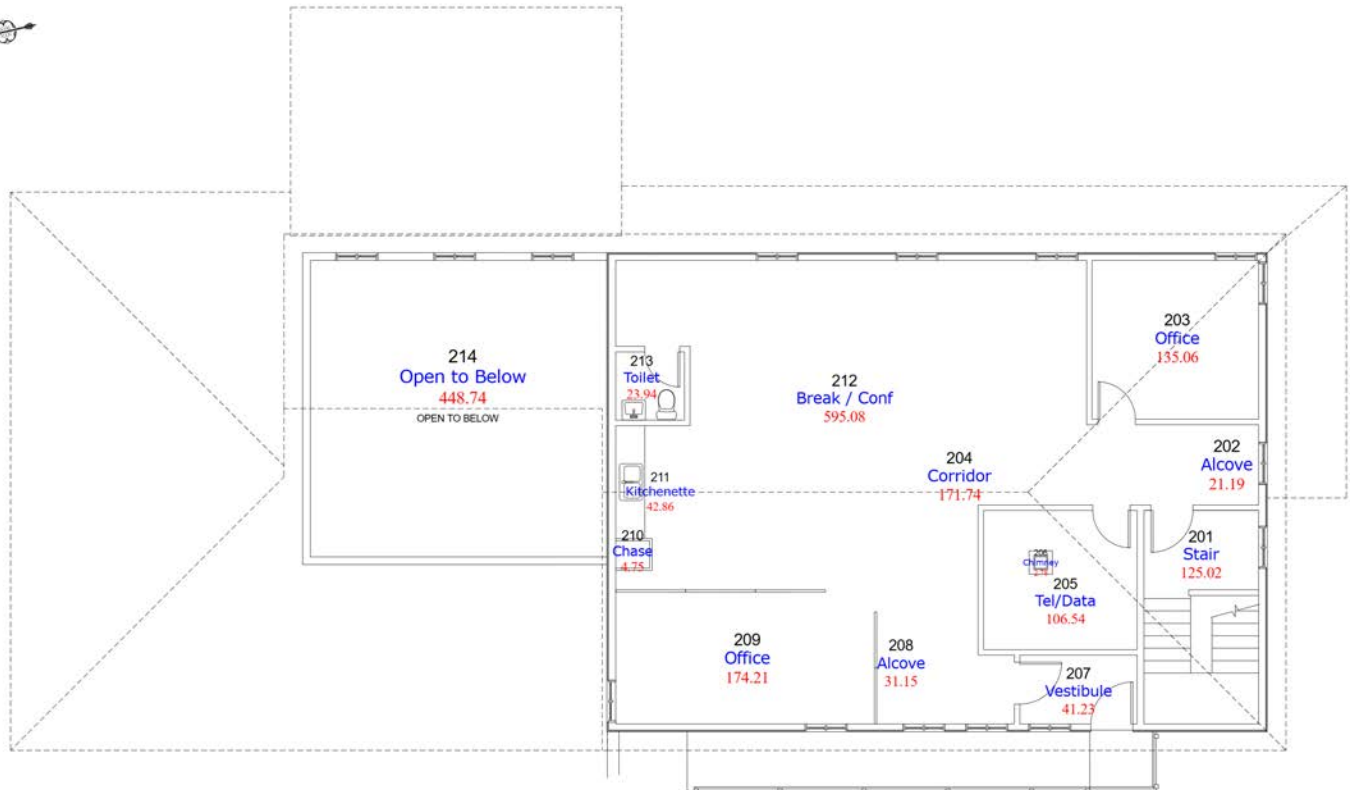
3rd FLOOR : MAIN HOSPITAL
200 KENNEDY MEMORIAL



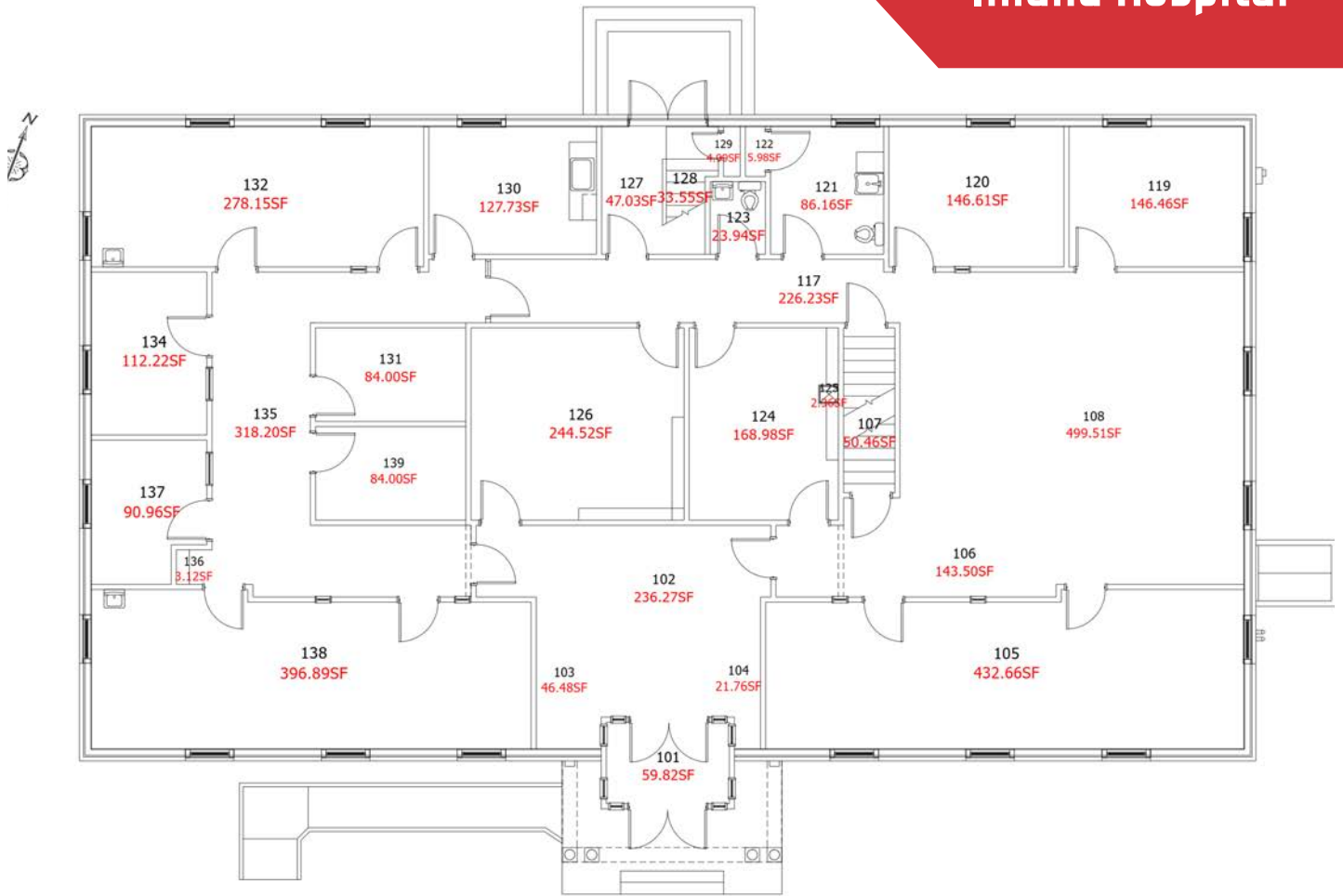
1st FLOOR : 174 KENNEDY



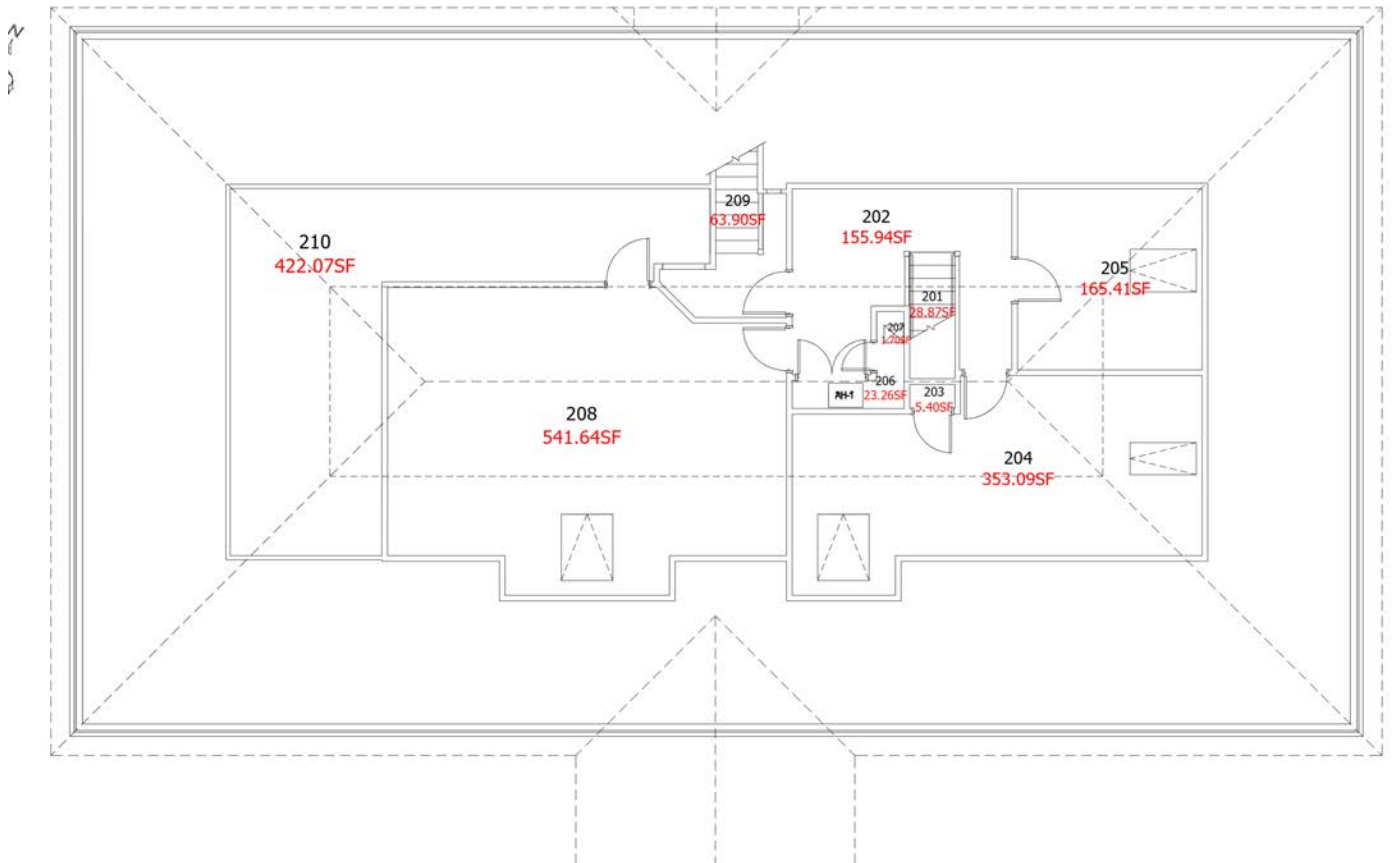
2nd FLOOR : 174 KENNEDY



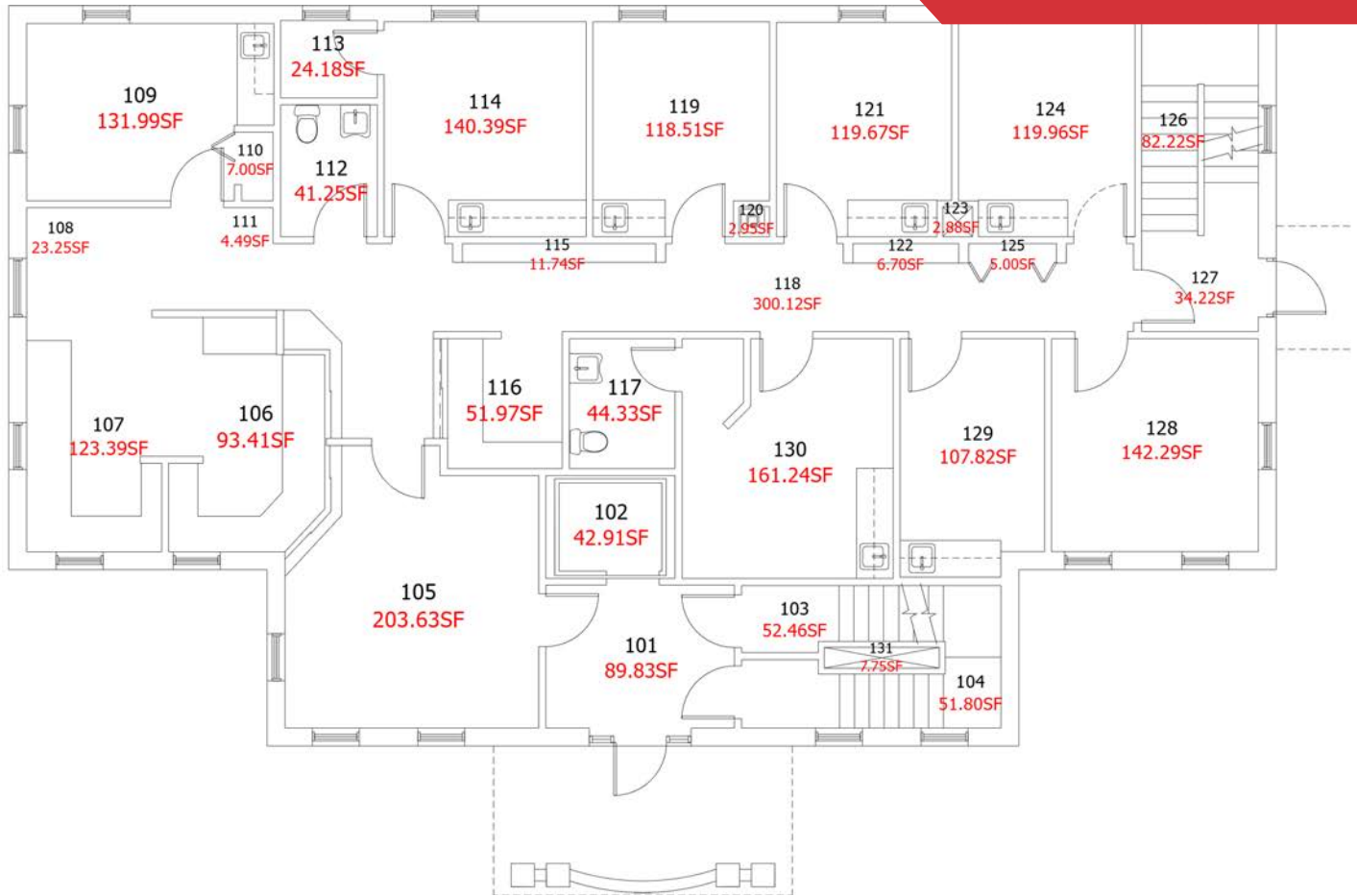
1st FLOOR : 222 KENNEDY



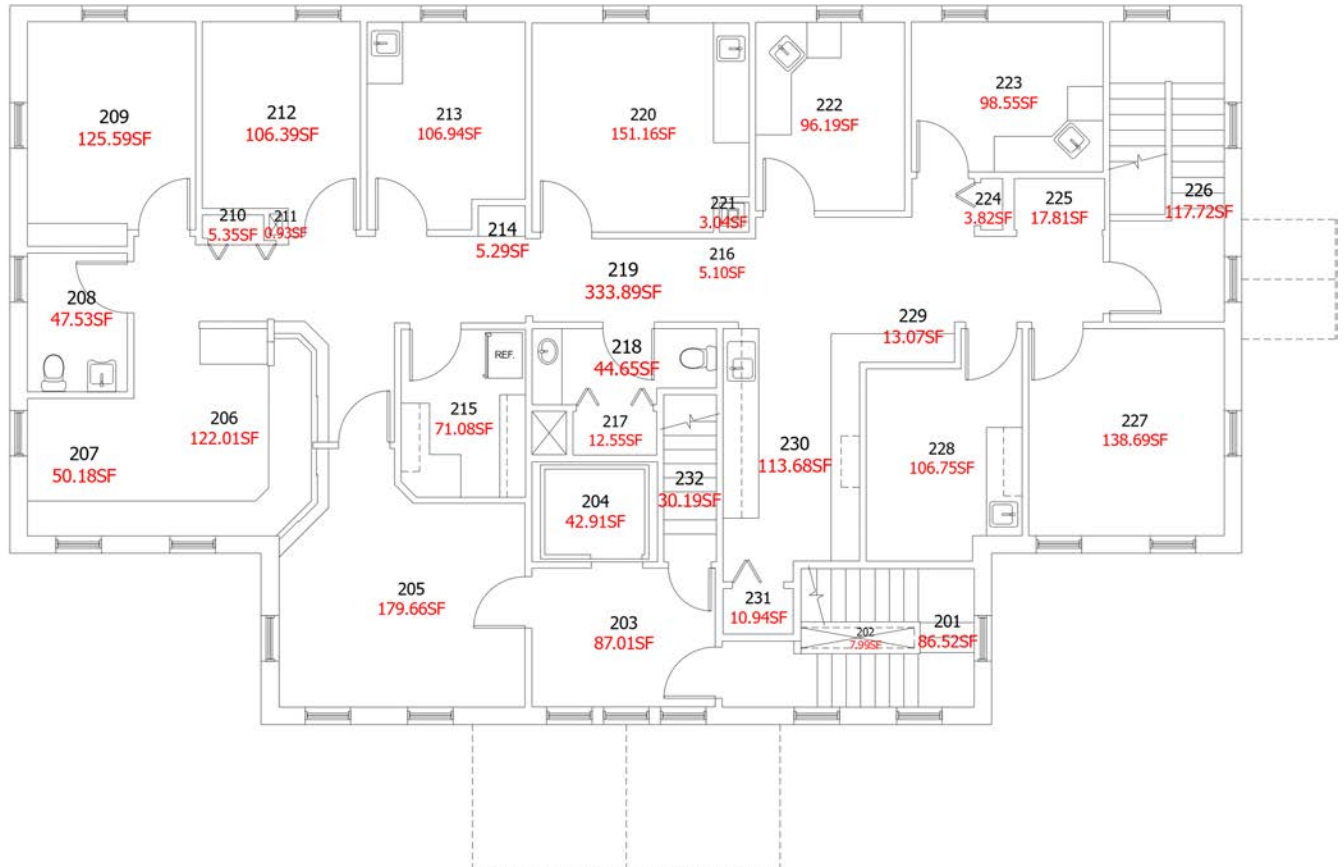
2nd FLOOR : 222 KENNEDY



1st FLOOR : 246 KENNEDY



2nd FLOOR : 246 KENNEDY



Inland Hospital



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.