

For Lease  
Retail/Office Space  
\$20.00/SF MG

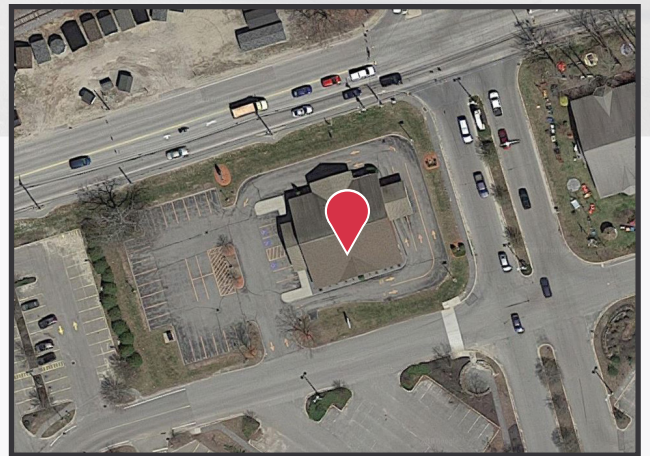


## 242 Bath Road

Brunswick, Maine

### Property Highlights

- Excellent Cook's Corner location
- Easily accessible just off US Route One
- Prominent signage potential



### Property Description

We are pleased to offer for lease 2,700± SF of Class A office/retail space at 242 Bath Road. The property is located at a signalized intersection which shares an entrance with Walmart and Lowes. Join Androscoggin Bank at their Cook's Corner Brunswick location!

#### Broker Contact

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## Property Overview

Owner	Androscoggin Bank
Building Size	5,400± SF
Lot Size	0.96± acres
Assessor's Reference	Map 45, Lot 56
Real Estate Taxes	\$21,245 (2017-2018)
Zoning	GM-4
Available Space	2,700± SF
Building Age	1998
Construction	Brick
Roof	Asphalt shingle
Flooring	Tile/carpet
Electrical	200 Amp service
HVAC	Radiant floor (Natural gas); central AC
Lighting	Parabolic
Sprinkler System	None
Bathroom	One (1) ADA compliant
Parking	Ample on-site
Road Frontage	270'± along Bath Road
Traffic Counts	19,000 vehicles/day (AADT)

**FOR LEASE : \$20.00/SF MG**  
**Tenant pays heat and electric over and beyond.**





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Available 2,700± SF

