

FOR SALE or LEASE

Office/Medical Space

8,815± SF | \$885,000 | \$12.50/SF NNN



246 Kennedy Memorial Drive, Waterville

Property Highlights

- *Prime Waterville location with convenient access from I-95*
- *Excellent opportunity for an owner-user or investor*
- *Two floors of functional medical office space*



Property Description

We are pleased to present 246 Kennedy Memorial Drive in Waterville for sale or lease. This 8,815± SF medical office building offers an excellent opportunity for an owner-user or investor in one of Waterville's primary commercial corridors. The building is arranged over two floors of turnkey medical office space and is well-suited for a single user seeking a functional, ready-to-occupy medical facility. The layout may also allow for a multi-tenant occupancy, providing potential income to help offset operating expenses for a new owner.

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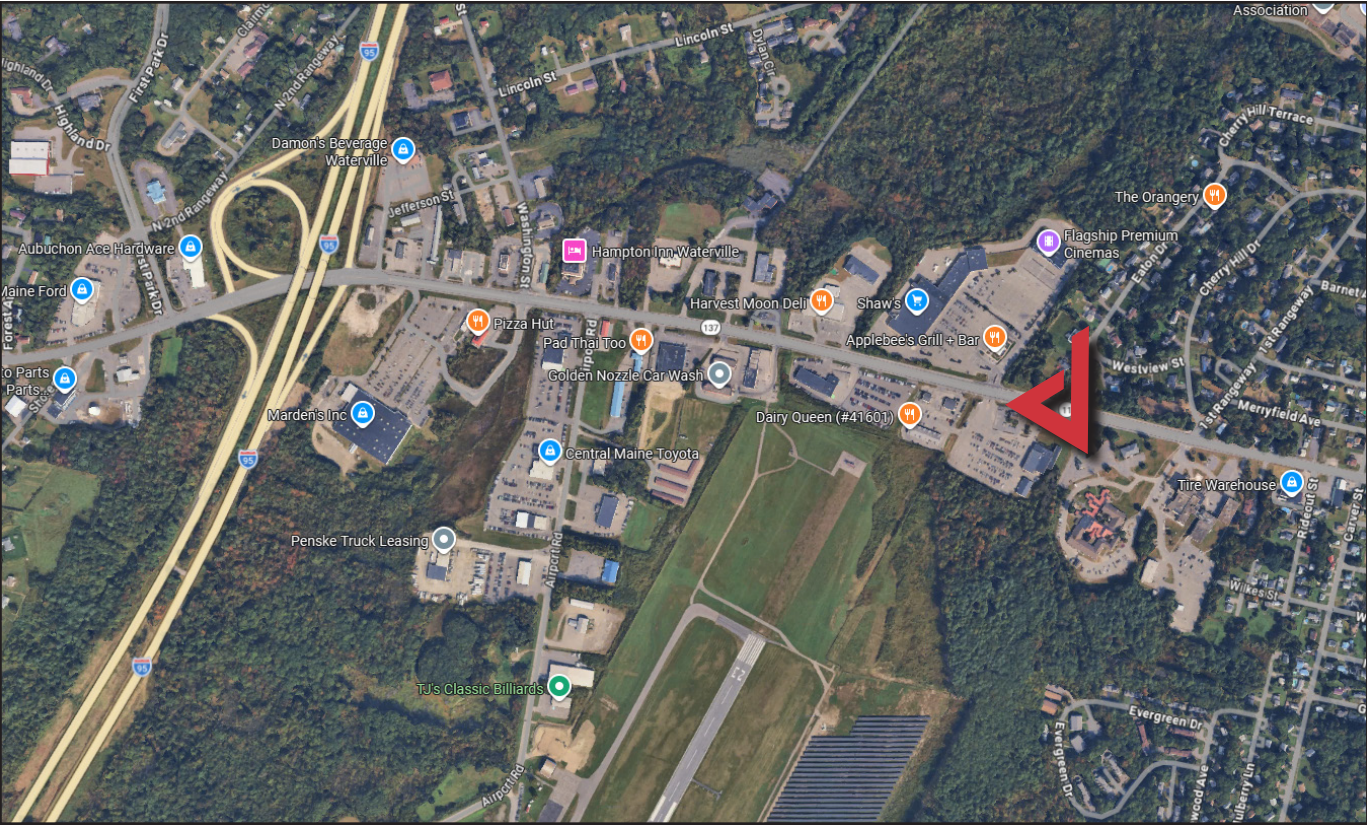
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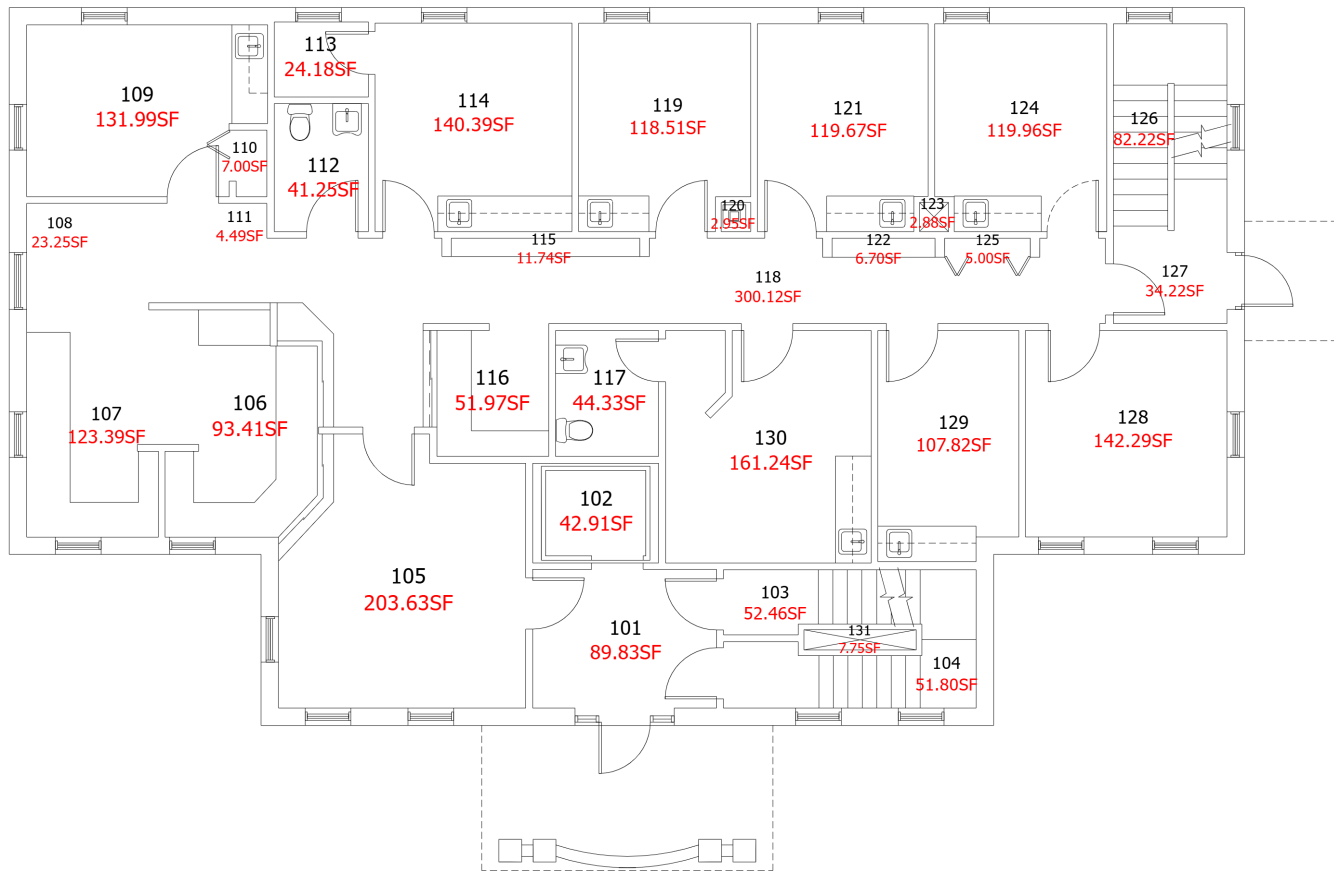
Property Overview

Landlord	Inland Commercial Center
Assessor's Reference	Map 37, Block 135, Lot 12
Building Size	8,815± SF
Zoning	Inst & CC
Building Age	1999
Building Construction	Brick/Masonry
Roof	Asphalt shingle
Flooring	Carpet
Utilities	Public water and sewer
Parking	Ample, on-site, paved

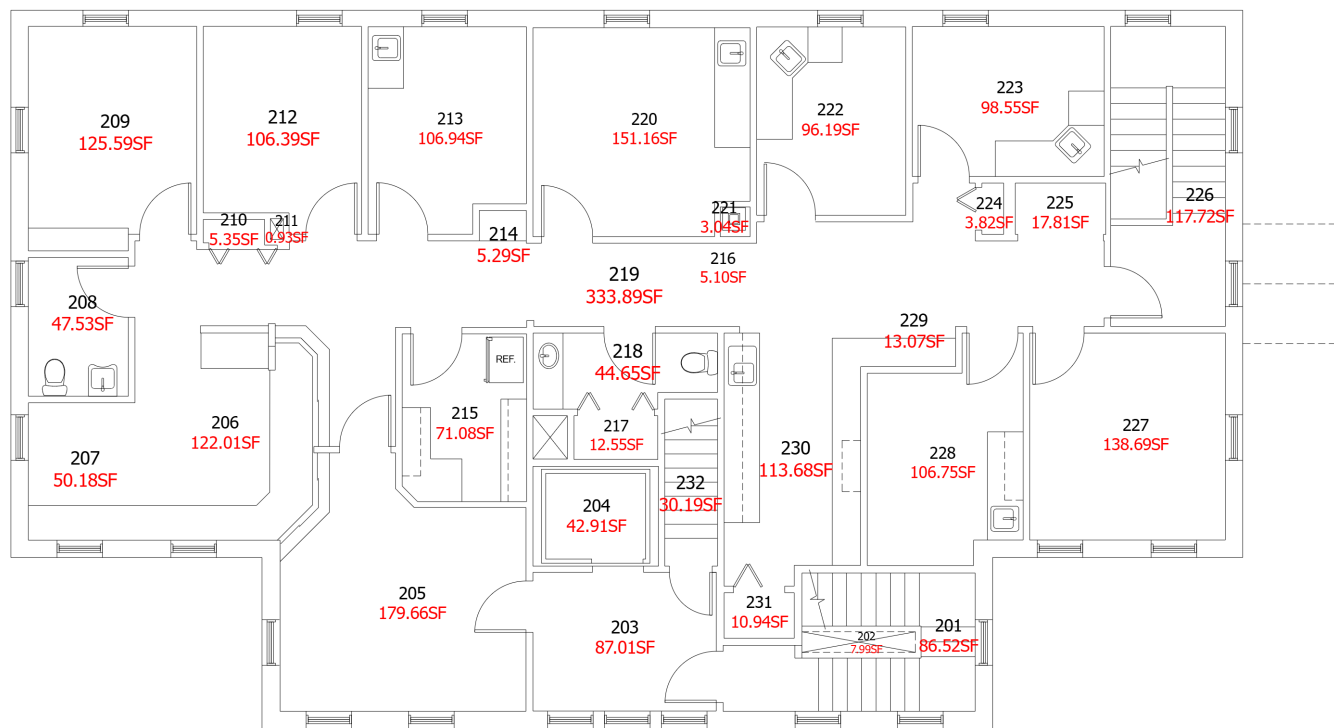
FOR SALE : \$885,000 **FOR LEASE : \$12.50/SF NNN**



1st FLOOR : 246 KENNEDY



2nd FLOOR : 246 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.