

FOR LEASE

Medical Office Space

6,000± SF | \$20.00/SF NNN



4 Edward Avenue, Damariscotta

Property Highlights

- *Class A Medical Office Building*
- *Convenient location just off U.S. Route 1*
- *Significant existing medical infrastructure*
- *Potential for drive-thru*



Property Description

We are pleased to present 4 Edward Avenue, Damariscotta for lease. This 6,000± SF medical office building is located in the center of Damariscotta, just off U.S. Route 1. The property was most recently used as a dialysis and infusion center. Adaptive reuses could include; medical, dental, veterinary, laboratory, physical therapy, or general office.



Broker Contact

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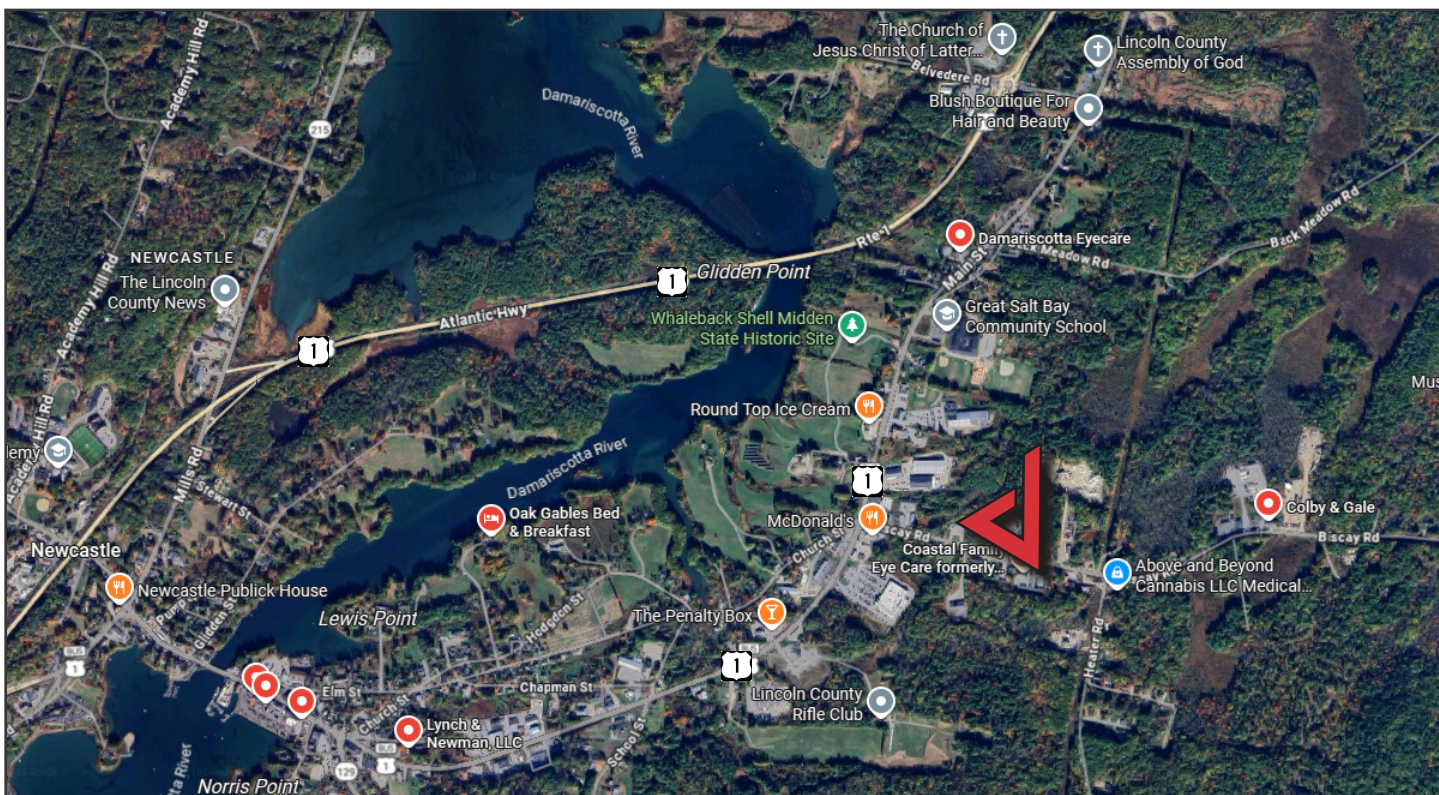


Property Overview

Building Size	6,000±SF
Lot Size	1.04± acres
Zoning	C-2
Year Built	2001
Roof	Pitched asphalt shingle, Replaced in June 2021
Siding	Composite
Flooring	Slab with vinyl tile
Utilities	Public water and sewer
HVAC	Central air, natural gas, 3-ton unit, 6-ton unit and 10-ton unit
Electrical	800 amps with backup diesel generator
Lighting	LED
Sprinkler System	Yes
Bathroom	Multiple
Parking	21 or more space, on-site, paved
Accessibility	ADA
Layout	Ground level. Mix of open space, reception, and private offices.

FOR LEASE : \$20.00/SF NNN

4 Edward Avenue



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.