

For Sale  
Office Building  
7,640± SF



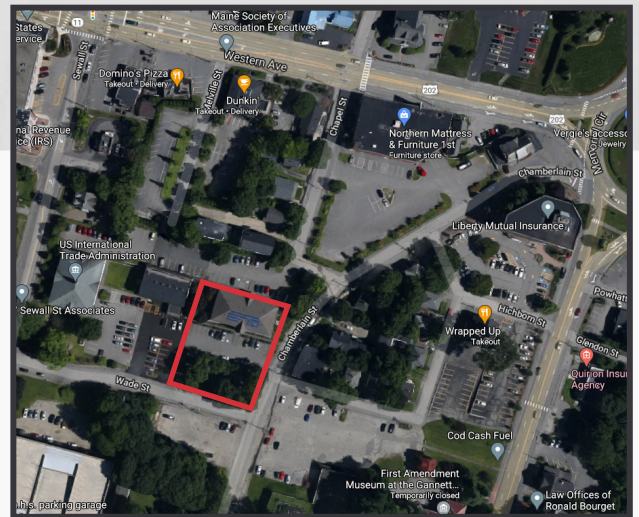
## 5 Wade Street Augusta, Maine

### Property Highlights

- Central location in the Capitol District
- Efficient layout
- On-site parking

### Property Description

We are pleased offer for sale a two level office building with nice fit and finish and parking on both levels. The property currently has multiple tenants leases in place which could either be renegotiated or terminated for an owner/user.



### Broker Contact

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## Property Overview

Owner	Maine Merchants Association, Inc.
Building Size	7,640± SF
Assessor's Reference	Map 27, Lot 115
Deed Reference	Book 5166, Page 0295
Zoning	CB
Taxes	\$ 8,671 (FY '20-'21)
Roof	Tar & gravel
Siding	Stucco/Masonry
HVAC	Electric forced-air & heat pump

**FOR SALE : \$750,000**

