

FOR LEASE

Office/Garage

1,877± SF | \$2,500/mo MG



8 Railroad Square Yarmouth, ME

- 1,337 SF professional office space
- 540 SF private attached garage
- Ample on-site parking
- Available Immediately
- A rare combination of office + garage in a premium coastal Maine community

BROKER CONTACT

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Property Description

Position your business for success with this exceptional leasing opportunity in the heart of Yarmouth, one of Maine's most desirable and business-friendly communities. Offering 1,337± SF of professional office space, this property provides a functional and professional environment ideal for a variety of office users seeking a premier location with outstanding convenience.

What truly sets this property apart is the included 540± square foot private attached garage, a rare amenity that offers valuable storage, workspace, vehicle accommodation, or operational flexibility not commonly found in traditional office properties.

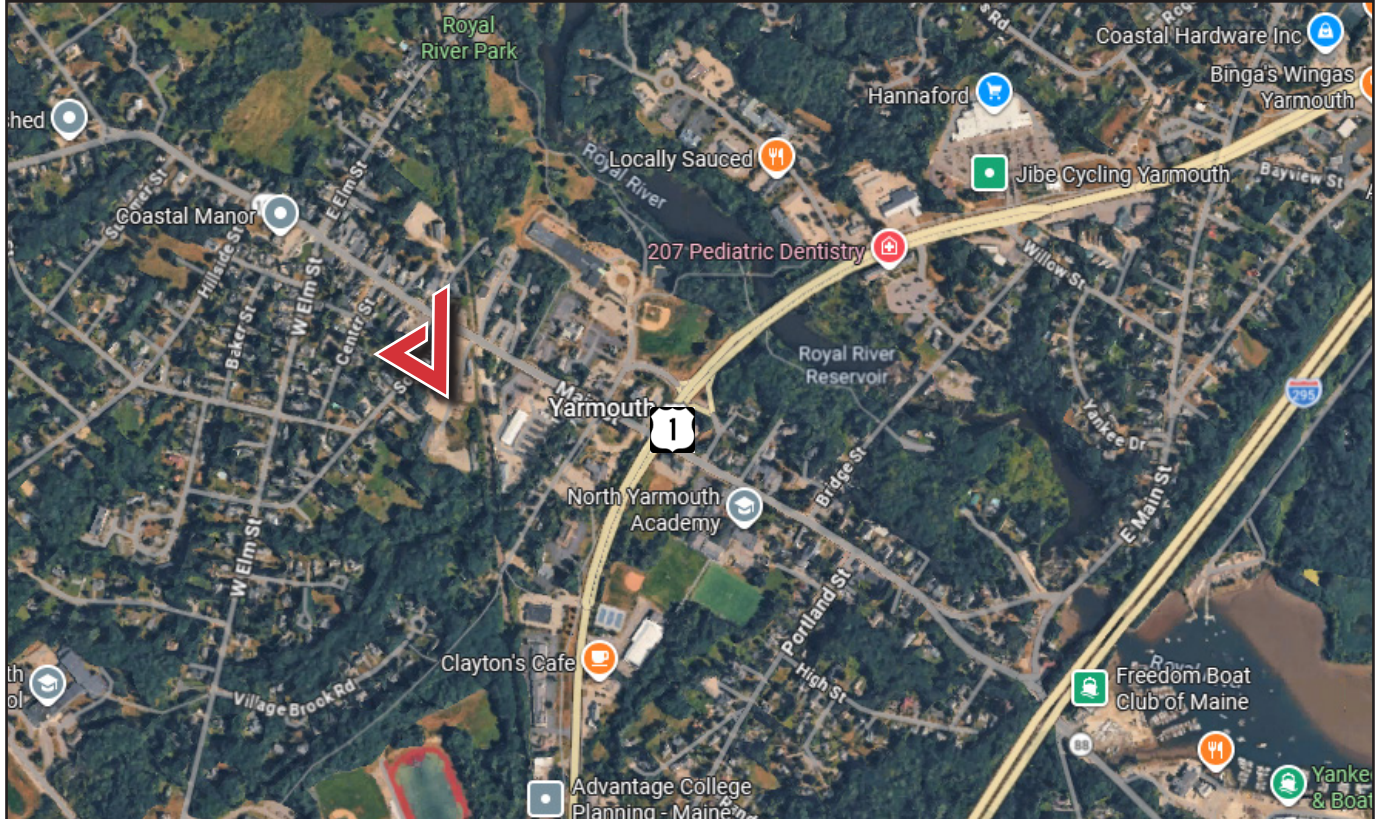
Located in a highly accessible setting with ample on-site parking, 8 Railroad Square combines professionalism, practicality, and convenience in one of Southern Maine's most sought-after markets.



Property Overview

Owner	Railroad Square of Yarmouth LLC
Available Space	1,877± SF
Space Breakdown	1,337± SF office and 540± SF garage
Available	Immediately
Zoning	CD-4 Village Center
Building Construction	Wood frame
Utilities	Public sewer and water
HVAC	LP forced air heat
Bathrooms	Two (2)
Parking	Ample on-site
Road Frontage	215'

FOR LEASE : \$2,500/MONTH MG



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.