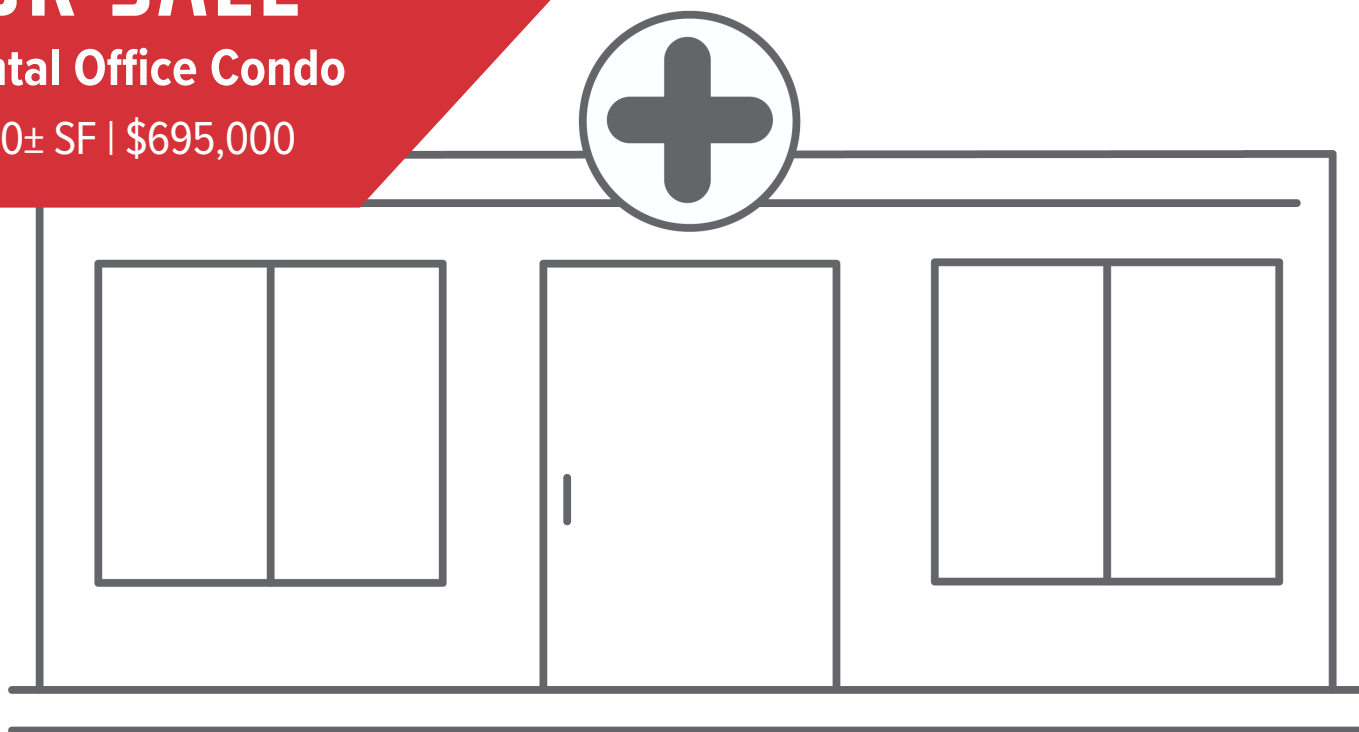


FOR SALE

Dental Office Condo

2,240± SF | \$695,000



CONFIDENTIAL ADDRESS : SACO/BIDDEFORD MSA

Property Highlights

- Turn-key Dental Office
- Ample Parking
- Available for Immediate Occupancy
- New gas-fired furnace, new 5-ton Trane HVAC system
- Excellent Access & High Traffic Counts

Property Description

We are pleased to offer a 2,240± SF turn-key dental office condominium available for owner-occupancy. This single-story stand-alone office condominium features five treatment rooms, lab and sterilization rooms, conference room, reception and lobby, kitchenette, private office and storage spaces, two restrooms - one with a shower, dental/medical office finishes throughout, and a new gas-fired furnace and new 5-ton Trane HVAC system with heat exchange air handler. The site has ample parking, excellent visibility and high traffic counts.

Broker Contact

Bryan Plourde, MAI | bryan@dunhamgroup.com
207.773.7100 | dunhamgroup.com

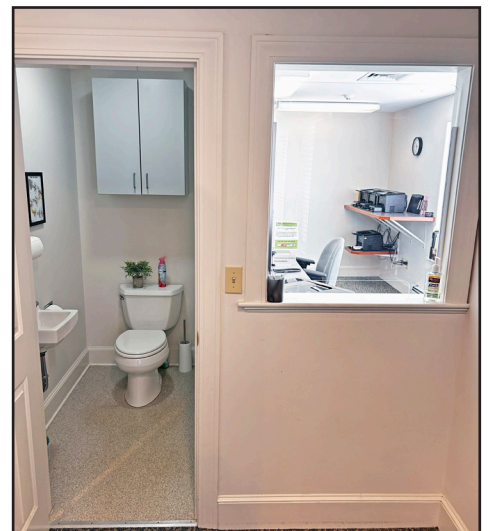
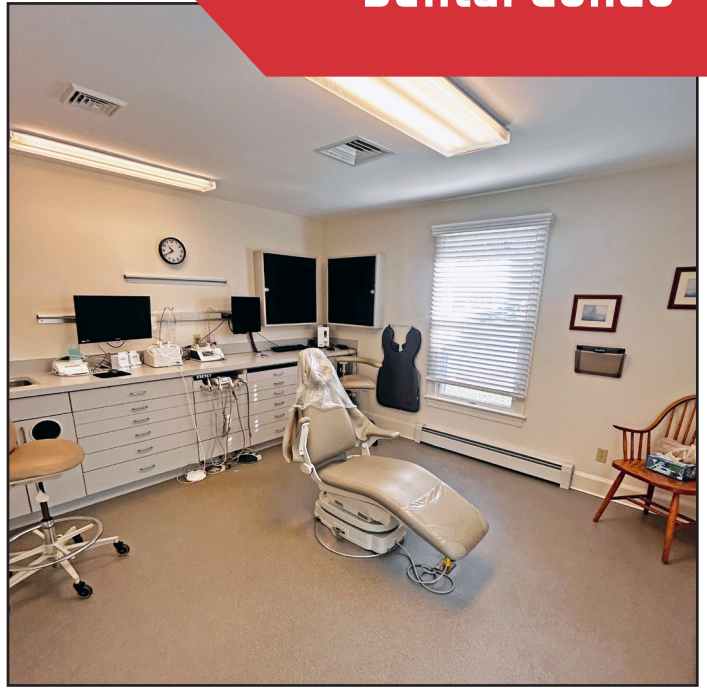


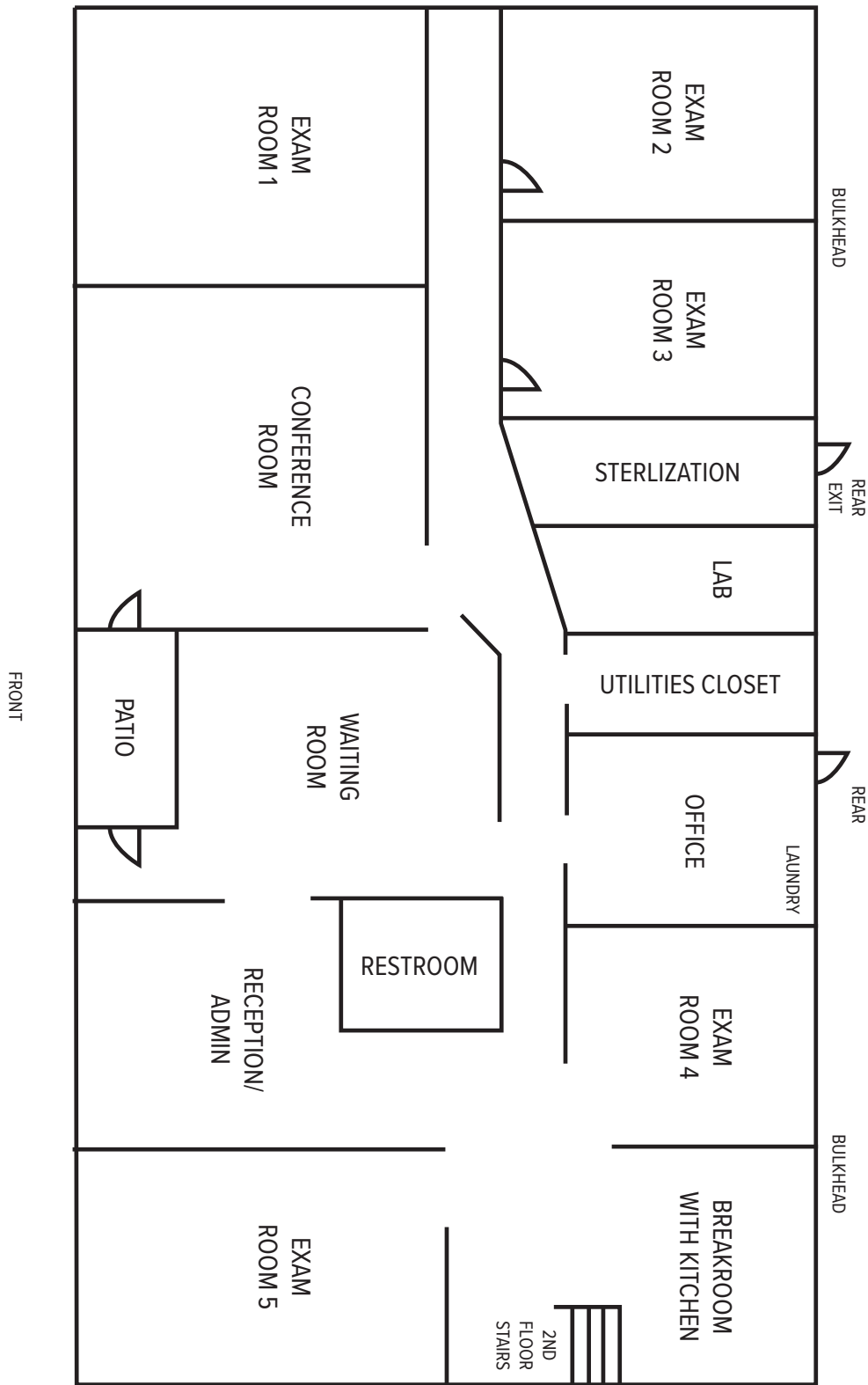
Property Overview

Building Size	2,240± SF
Lot Size	0.40± acres
Space Breakdown	Single-story standalone turn-key medical/dental office condominium
Year Built	1984, 2004-2005
Construction	Wood frame
Roof	Gable, asphalt shingles, good condition
Utilities	Public water, sewer, electricity, telephone, and natural gas
HVAC	New gas-fired furnace, new 5-ton Trane HVAC system, covid-compliant with heat exchange air handler
Plumbing	Two restrooms - one with a shower. Sinks in exam rooms, lab, and employee kitchen.
Basement	Crawl space for easy access to plumbing, two bulkheads.
Other	Mezzanine storage
Alarm	New, modern alarm system
Parking	Ample parking spaces, in common
Traffic Counts	23,587 AADT (2023)
Road Frontage	271'

FOR SALE : \$695,000

Dental Condo





*drawing not to scale

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.