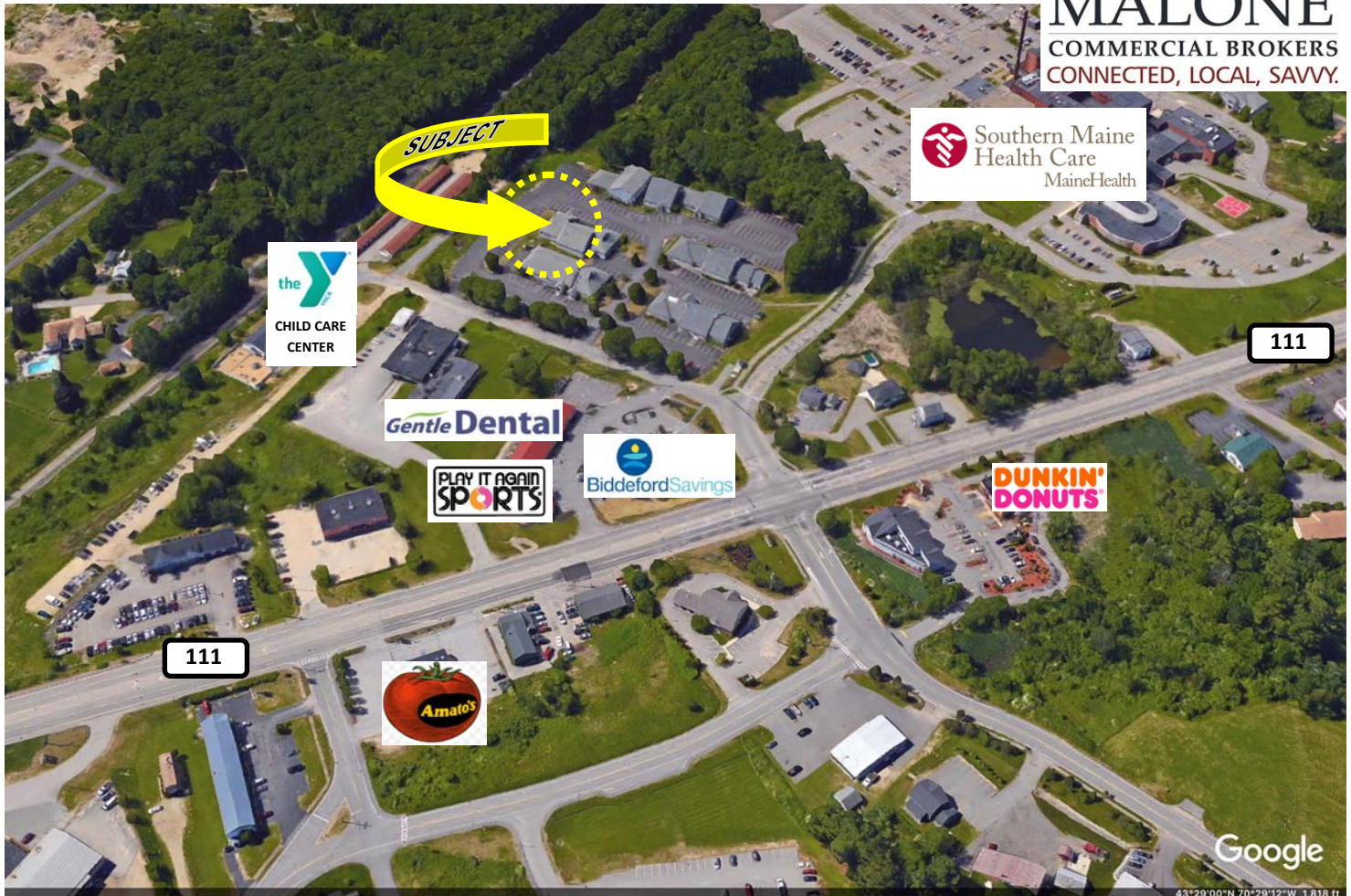


FOR SALE / LEASE
PROFESSIONAL / MEDICAL CONDO
22 WEST COLE ROAD | BIDDEFORD, MAINE



2,432± SF MEDICAL OFFICE CONDO
in the heart of Biddeford's medical community

- Ideally suited for outpatient purposes
- Large waiting room, administrative area, 5 private offices, conference, breakroom, staff and patient restrooms
- Adjacent to Southern Maine Health Care
- Less than half a mile from I-95

SALE PRICE: \$210,000.
LEASE RATE: \$2,500/mos. Triple Net



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207.772.2422 main
www.malonecb.com

PROPERTY SUMMARY

22 WEST COLE ROAD | BIDDEFORD, MAINE



GENERAL PROPERTY INFORMATION

PROPERTY TYPE:	Office condominium - Unit #103
SITE SIZE:	0.33± acre with 524± feet frontage
ASSESSORS INFORMATION:	Map 17, Block 22, Lot 17
ASSESSED VALUE:	Building: \$193,000; Land: \$75,000; TOTAL: \$268,000 (2017)
TAXES:	\$5,379.00 (2017)
DEED:	York County: Book 9170, Page 83
UNIT SIZE:	2,432± SF
YEAR BUILT:	1998
FOUNDATION:	Concrete
CONSTRUCTION:	Wood Frame
EXTERIOR:	Vinyl
HVAC:	Natural gas heat; central A/C
FLOORING:	Carpet, laminate mix
ELECTRIC:	Circuit Breakers
UTILITIES:	Public water and sewer
PARKING:	On site paved and striped

SALE & LEASING INFORMATION

SALE PRICE:	\$ 210,000.00
LEASE RATE:	\$2,500.00 per month Triple Net (NNN)

NOTE: Contact broker for condominium documents, expense data and CAMs.

PROPERTY PHOTOS

22 WEST COLE ROAD | BIDDEFORD, MAINE



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PROFESSIONAL / MEDICAL CONDO

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The property has convenient access to the Maine Turnpike and I-95 and is in close proximity to amenities in the Route 111 and Exit 32 corridor area.



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