

# FOR LEASE | CLASS A OFFICE / RETAIL / MEDICAL

46 FRONT STREET, WATERVILLE, ME 04901



PRICE REDUCED



## PROPERTY DETAILS

9,392± sf Class A office, medical office or retail building

- 5,500± sf to 9,392± sf available
- Prime downtown location on large lot
- Corner lot of new signalized intersection
- 35± parking spaces
- Lease Rate: \$9.95/sf NNN



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OWNER OF RECORD 46 Front Street, LLC

MAP/LOT Map 48/Lot 426

BOOK/PAGE 12834/0214

LOT SIZE 0.53± Acres

AVAILABLE SPACE 5,500 - 9,392± sf

ADA Yes

SPRINKLERS Yes

HVAC Oil-fired roof top mounted heating & cooling

PARKING 35 paved parking spaces

AREA BUSINESSES  
Waterville City Hall  
Waterville Opera House  
A variety of banks, restaurants, and professional offices

TAXES & CAM \$2.77/sf (estimated)

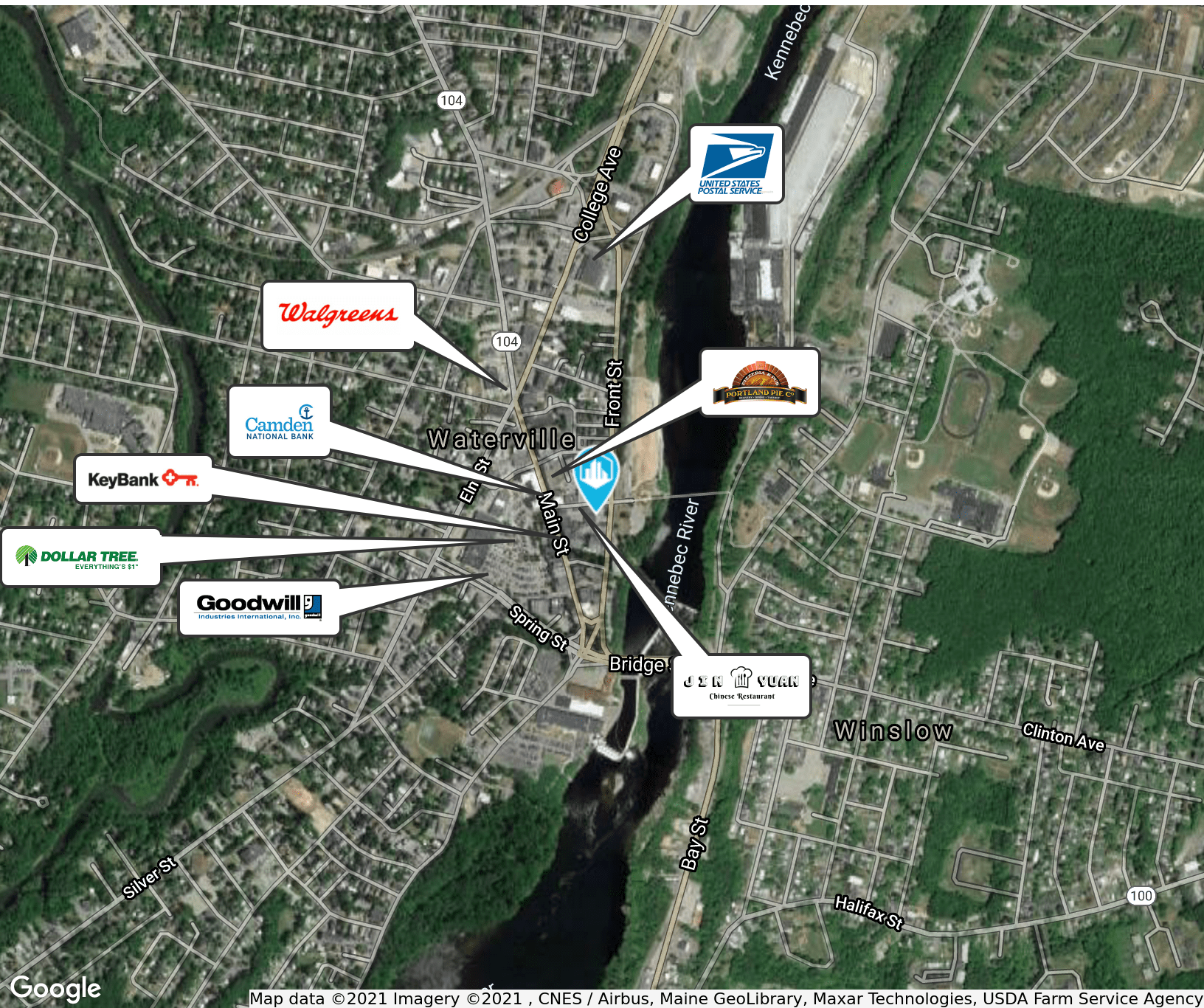
LEASE RATE \$9.95/sf NNN





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## CONTACT US



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