



Medical Office Building For Sale

*Newly built, modern medical office building containing
2,856 SF on a landscaped 1.59 acre site.*

44 Main Street, Route 1-A
Winterport, Maine

Presented at: \$475,000.

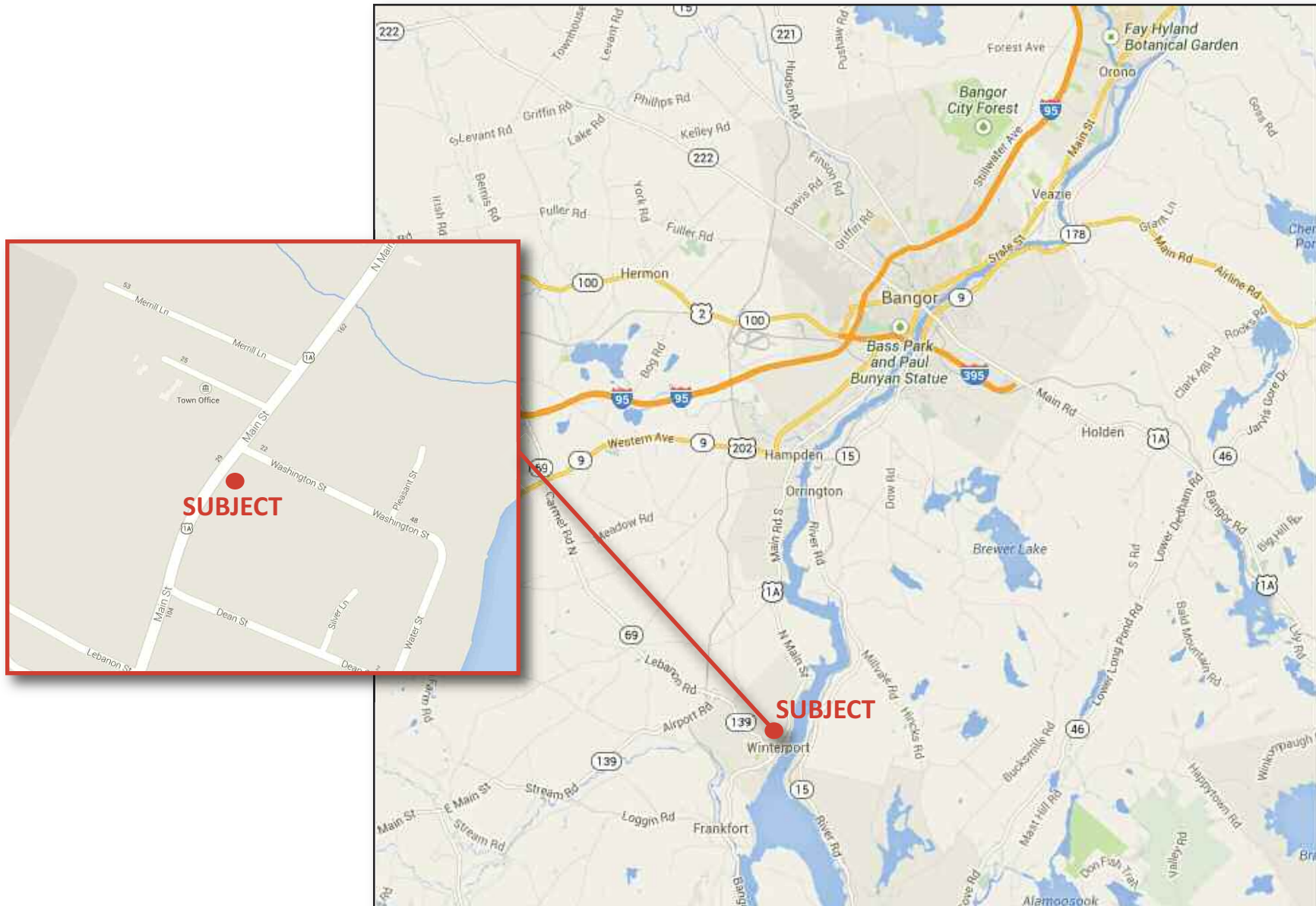
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General Property Details

<u>Property Address:</u>	44 Main Street, Route 1-A • Winterport, Maine		
<u>General Description:</u>	Newly built modern medical office building featuring a front vestibule entrance, large patient waiting room, two reception stations, business office, ten individual offices currently used as patient exam rooms, lab & staff offices. Also includes two handicapped accessible restrooms, janitor closet and a kitchen/break room.		
<u>Lot Size:</u>	1.59+/- Acres		
<u>Road Frontage:</u>	164 +/- feet along Route 1-A		
<u>Age of Structure:</u>	Constructed in 2011		
<u>Building Size:</u>	2,856+/- SF, single story on slab		
<u>Building Construction:</u>	Wood framed building with truss roof, vinyl siding and architectural shingles. Double hung windows and Commercial grade vinyl tile flooring. Smoke and fire detectors are hard wired. The foundation is a poured concrete slab.		
<u>Electrical:</u>	200 Amp electrical entrance		
<u>HVAC:</u>	Bryant Evolution Model 95S Propane Fired gas furnace with Bryant Evolution 187B, two stage, 220 volt Air conditioning. Furnace and air handler is located in the attic and A/C unit is exterior mounted.		
<u>Hot Water:</u>	Electric Hot Water Storage Tank mounted in 1st floor utility closet.		
<u>Water & Sewer:</u>	Public water and sewer		
<u>Parking:</u>	Paved lot		
<u>Assessor's Reference:</u>	Town of Winterport, Map U04, Lot 96		
<u>Legal Description:</u>	Waldo County Registry of Deeds: Book 3575, Page 131.		
<u>Tax Assessment:</u> FY 2013	Land: \$26,700.		
	Building: <u>204,000.</u>		
	Total: \$230,700.	2013 Real Estate Taxes: \$3,056.78	
<u>Availability:</u>	Presented For Sale at \$475,000.		

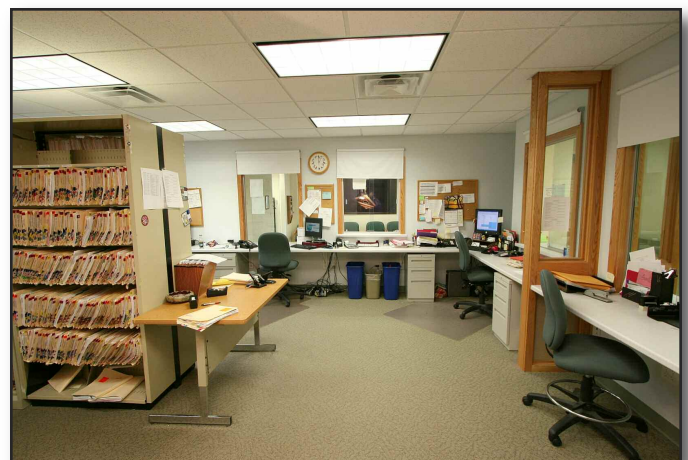
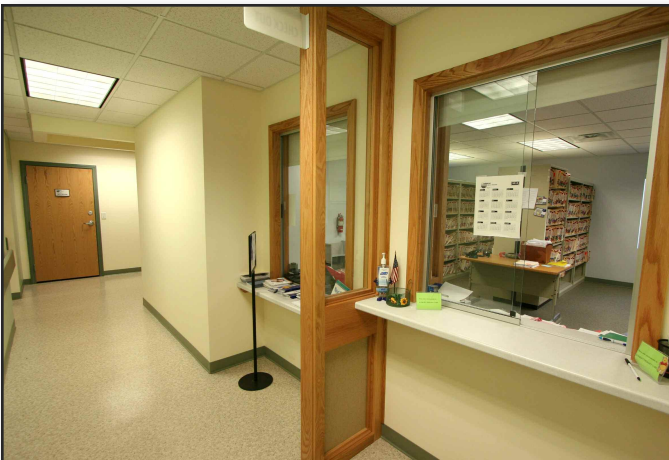
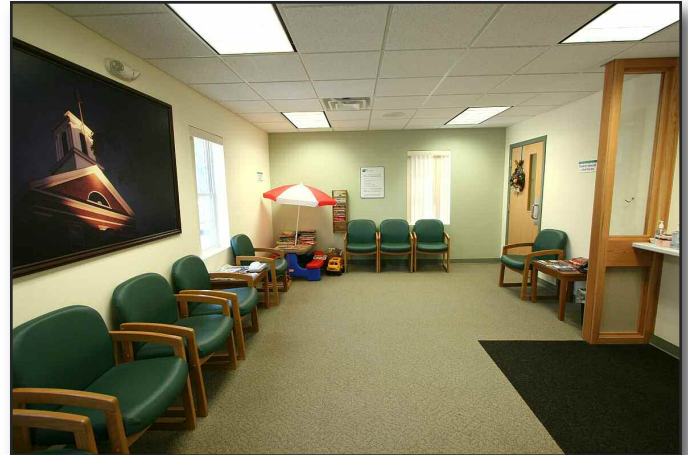
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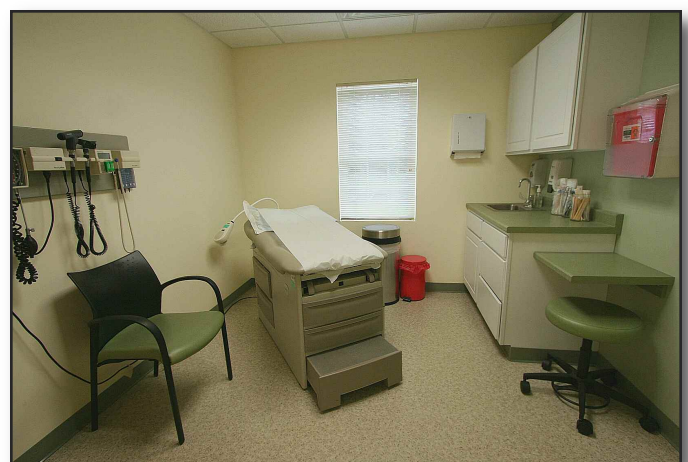
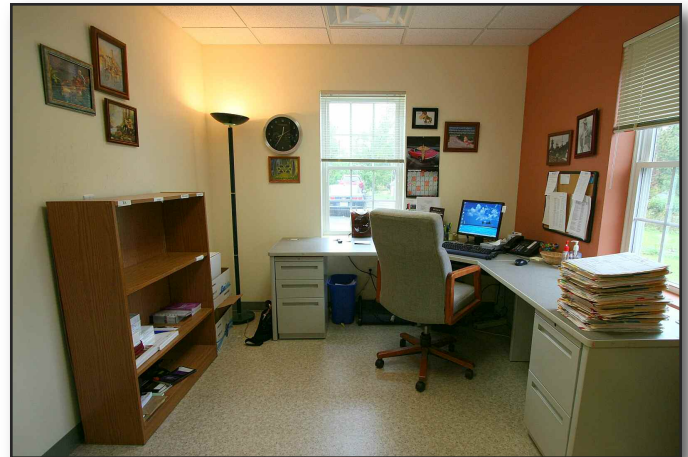
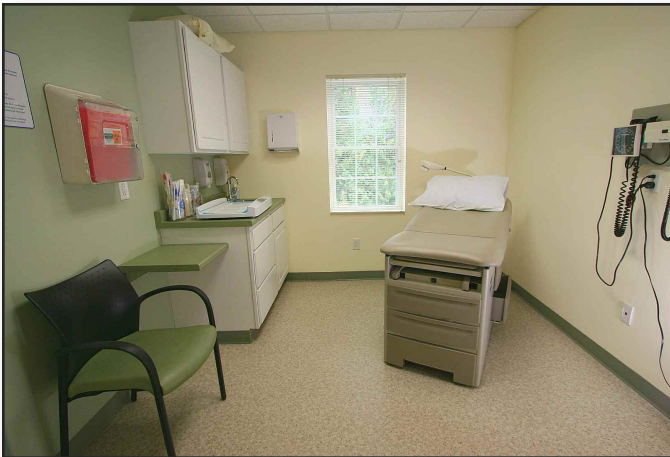
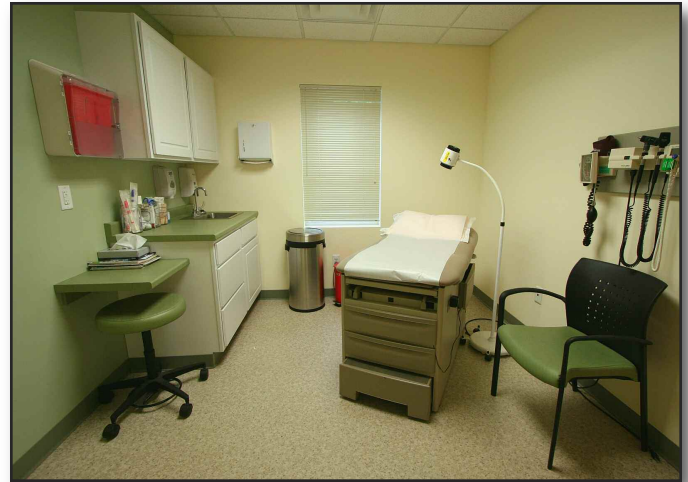
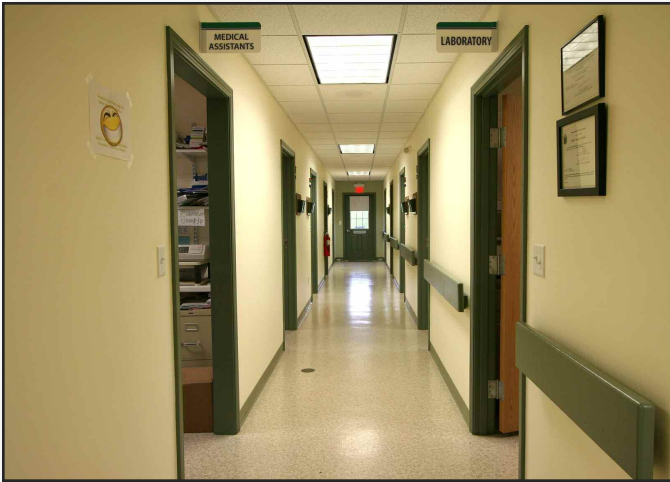
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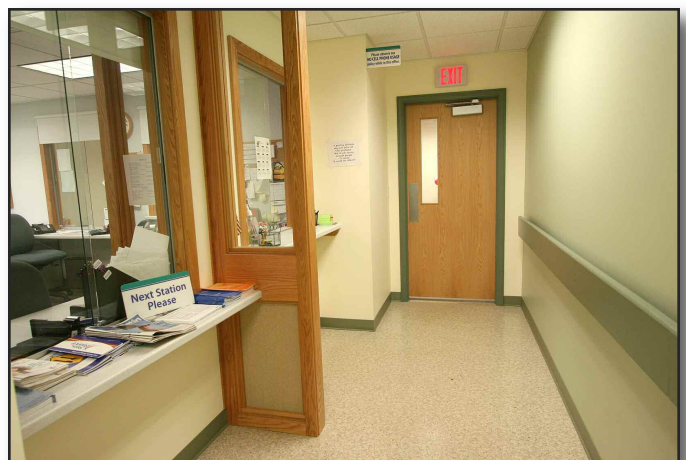
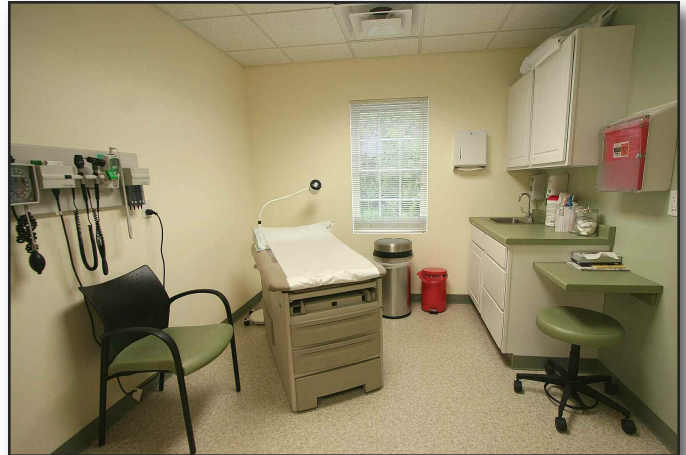
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