

# FOR SALE | MEDICAL OFFICE

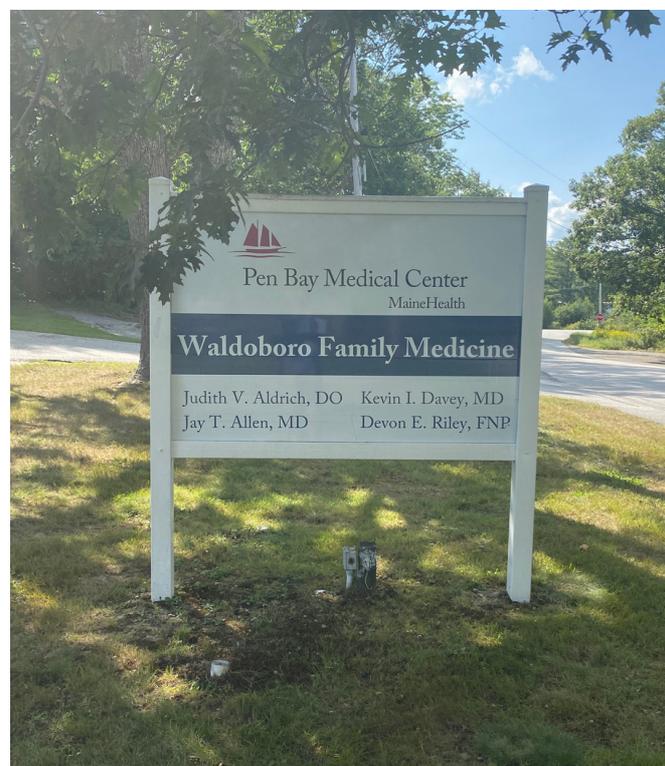
27 MILL ST, WALDOBORO, ME 04572



## PROPERTY OVERVIEW

### OFFICE BUILDING

- 4,136 ± square foot medical office building for sale in Waldoboro, ME.
- Master leased by MaineHealth
- Tenant Services: Adolescent & Young Adult Medicine, Geriatric Medicine, and Family Medicine



### MAINE REALTY ADVISORS

MaineRealtyAdvisors.com  
16 Casco Street  
Portland, ME 04101

### Contact Josh Soley

(207) 744-3084

Josh@MaineRealtyAdvisors.com

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## PROPERTY DETAILS

**ASKING PRICE** \$895,000  
**NOI** \$73,202.10  
**CAP RATE** 8.18%

**LEASE** Single Tenant Net Lease  
**LEASE EXPIRATION** 3/31/2025  
**RESPONSIBILITIES** Landlord Responsible for Roof, Structure & Parking Lot

**TAXES** Billed through CAM  
**INSURANCE** Billed through CAM

**BUILDING TYPE** Medical Office Building

**SQ. FOOTAGE** 4,136 ± SF  
**ACREAGE** 1.73 ± Acres

**PARKING** Lot On-Site



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## MAP



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## LINCOLN COUNTY DEMOGRAPHICS

<b>POPULATION</b>	36.2k
<b>MEDIAN AGE</b>	51.2
<b>MALE</b>	49.2%
<b>FEMALE</b>	50.8%
<b>HIGHER EDUCATION</b>	37.6%
<b>MEDIAN HOUSEHOLD INCOME</b>	\$62.1k
<b>MEDIAN PROPERTY VALUE</b>	\$233.3k

## CONTACT



**Josh Soley**

President

(207) 744-3084 ext 301

[josh@mainerealtyadvisors.com](mailto:josh@mainerealtyadvisors.com)

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