

Exceptional Retail & Office Space in Wells Plaza West in Vibrant & Popular Oceanfront Community of Wells, Maine



Wells Plaza West—Wells, Maine

Property Highlights

- Great In Town Site
- Ideal for Medical, Retail or Office Use
- Just Minutes from I-95 (Maine Turnpike)
- Heavily Traveled US Route One Location
- Exceptional Demographics & Traffic Counts
- Ample On Site Parking
- Excellent Visibility & Accessibility
- Highly Visible Street Pylon Signage



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Commercial & Residential Real Estate Sales— Leasing—Development—Investment—Acquisition

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Wells Plaza West is a retail and office center with a variety of tenants including Subway, Seacoast Fitness, Ultimate Image, The Weekly Sentinel, and others. The center enjoys a heavily traveled US Route One/Post Road address, unsurpassed visibility and signage, ample on site parking, and close proximity to the Maine Turnpike. The 525+/- sf & 800+/- sf spaces are located on the second floor and offer a unique loft style set up. Each offers its own private restroom. Large abundant windows offer plenty of natural light in both spaces and there is ample on site parking in common with other tenants. Excellent exposure along very heavily traveled Post Road (US Route One). The first floor spaces offer 1,450+/- sf of medical office space with turnkey layout for medical office or retrofit to traditional office. Private ADA bathroom and regular sized unisex bathroom. Each space offers great visibility and easy access just a short distance to ME Turnpike. This is a great location in the vibrant US Route One/Post Road corridor in the heart of Wells! Excellent signage available on building façade!

Property Details

Property Address:	952 Post Road (US Route One) - Wells, Maine
Owner:	Whitewater Development Corp.
Available:	First Floor: 1,450+/- sf Medical Office Space—several exam rooms, ADA & employee private bathrooms, large reception & admin area, & patio. Second Floor: 800+/- sf Loft Style Office Space—4 offices, open area, private bathroom 525+/- sf Loft Style Office Space—Open on each level, spiral staircase
Construction:	Wood Frame
Exterior:	Vinyl Sided
Flooring:	Commercial grade carpet & tile
Utilities:	Public water & sewer
HVAC:	Oil fired forced hot water heat
Parking:	Ample on site parking shared in common with other in line tenants
Signage:	Street pylon & building façade
Zoning:	GB—General Business District—see broker for copy of full zoning ordinance

Lease Details

Lease Rate:	Retail: \$13.00/sf Modified Gross; Office: \$12.00/sf Modified Gross
Lease Term:	Five (5) to Ten (10) years preferred
CAM Charges:	Included in base rent—Tenant pays for separately metered/zoned heat & electric
Occupancy:	Immediate

