



FOR SALE – MEDICAL / OFFICE BUILDING
4,000 SF - \$149 / SF - \$595,000

Rare Cumberland Medical Property!

HIGHLIGHTS

- Single or multi-tenant occupancy potential
- **Monument signage** available at the corner of **Nate Whipple Hwy & Meehan Ln**
- Surrounded by Cumberland residential area for existing **client base**
- Easy access to **I-295**
- Existing medical buildout inclusive of kitchen, **9 exam rooms**, 2 large waiting rooms, 3 doctors' offices, lab and lead lined X-ray room
- **6.75 / 1,000 SF** Parking Ratio onsite



For more information, please contact:

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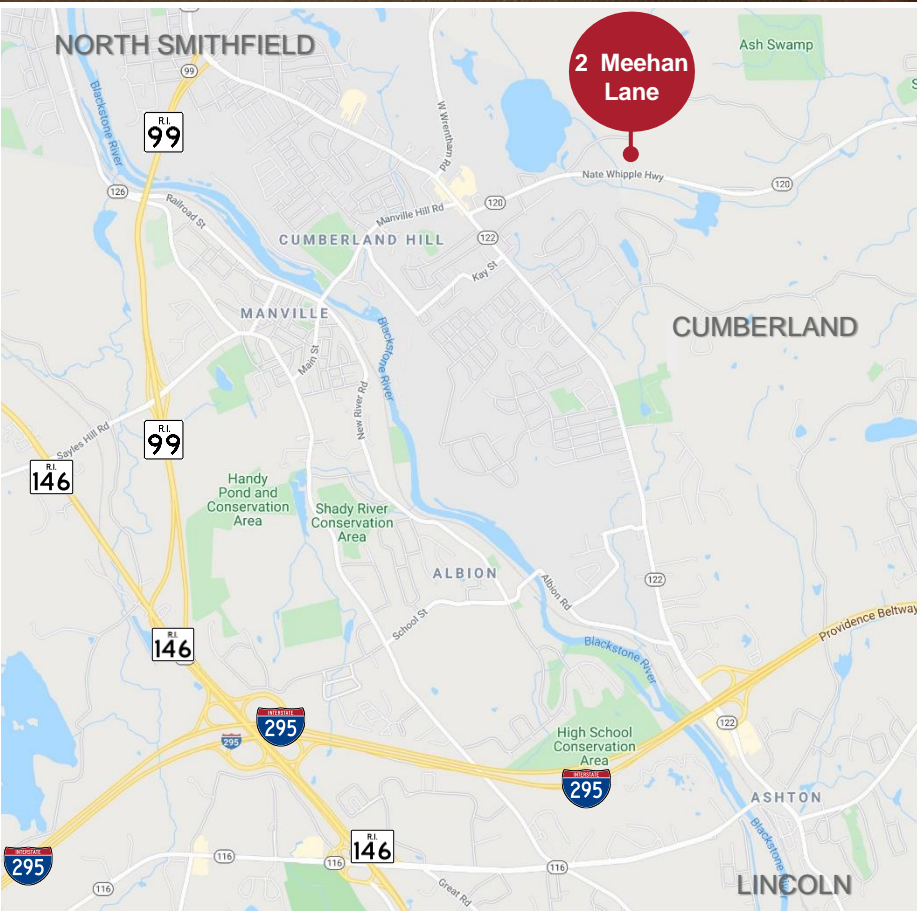
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- 16,704 people 1.0 miles
- 114,876 people 5.0 miles



- \$106,126 Avg. HH Income 1.0 miles
- \$99,080 Avg. HH Income 5.0 miles



METICULOUSLY MAINTAINED

- Sewer pipe (2021) to 1500-gallon collection tank, which drains to a 600 GPD leach field
- All exam rooms, offices and waiting rooms have upgraded venting to outside for additional COVID-19 precautions (2020)
- Back parking lot replacement (2019)
- Backup generator (2018)
- Building exterior painted (2018)
- 80-gallon, gas hot water tank (2017)
- Building is cooled by three compressors connected to three blowers. Blowers replaced (2021, 2019 & 2013)
- Roof Resealed (2016)
- French drain installed directing water from back parking lot