

FOR SALE
5 Fundy Road,
Falmouth, ME



COMPASS
COMMERCIAL BROKERS

Steve Baumann . President . CEO
241 US-1 4th Floor . Falmouth Maine 04105
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Sale Price: \$2,395,000.00

Compass Commercial Brokers is pleased to offer for sale 5 Fundy Road in Falmouth Maine. This 11,948 +/- SF premier investment property is located directly off of the Route One Corridor of Falmouth on Fundy Road. This building is very accessible via US-1, I-295, and I-95 from the Falmouth Spur. With Class A Finishes, on-site parking, ample greenspace and an elevator that serves all floors this is an ideal building for the investor looking for a property in Falmouth, well suited to capture a wide array of office/medical users moving their businesses north of Portland. Additionally, the building has great owner occupant potential with its varying office spaces. There is also potential for expansion/development on the parcel.

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5 Fundy Road—Falmouth

Interior Photos

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Exterior Photos

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PROPERTY DETAILS:

OWNER: 5 Fundy, LLC

ASSESSOR: Map 11, Block 35, Lot 1

LOT SIZE: 1.92 +/- Acres

ADDRESS: 5 Fundy Road, Falmouth, ME 04105

DEED: Book 24234 | Page 34

ZONE: VCI

BUILDING SIZE: 11,948 +/- SF

YEAR BUILT: 1975

HEAT/AC: Gas-Fired Heat and Central AC.

PARKING: On-Site Parking Lot.

CONSTRUCTION: Steel Frame with Masonry/Brick.

STORIES: Two (2)

ROOF: Flat, Tar & Gravel/Rubber.

FLOORING: Carpet, Vinyl, Hardwood.

RESTROOM: Common and private bathrooms.

UTILITIES: Public Water & Sewer

HVAC: Gas fired, Forced Air-Duc, Central AC.

ELEVATOR: Yes, serves all floors.

REAL ESTATE TAXES: \$25,529.18

SALE PRICE: \$2,395,000



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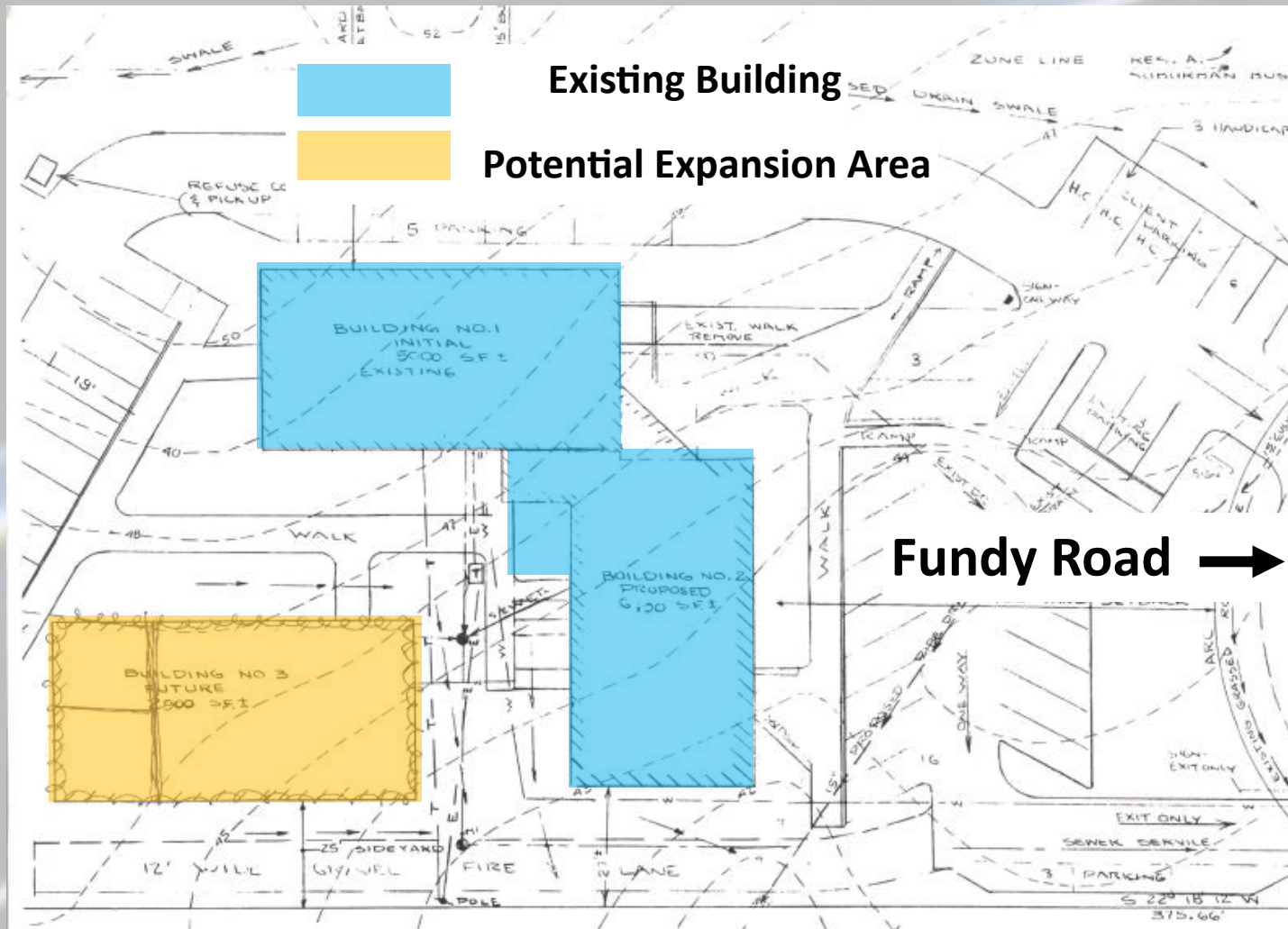
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5 Fundy Road—Falmouth

Potential Expansion /
Development Area

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