



**\$225,000**

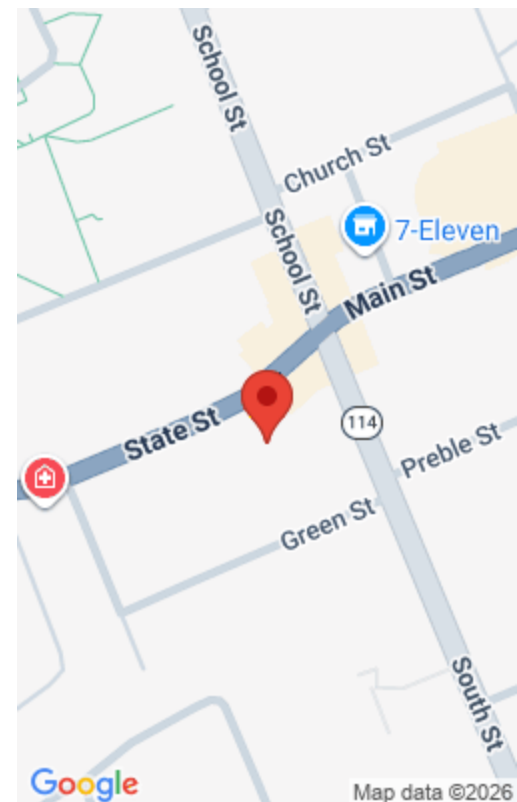
## **28 STATE STREET, GORHAM, ME, 04038**

<https://agent207.com>

960± SF OFFICE CONDO • Ideal location in Gorham Village surrounded by businesses, restaurants, and shops • Four year lease remaining with Edward Jones • Close proximity to Main Street and Route 25 • Excellent visibility on Route 202 (State St) with traffic counts of 17,160± cars/day (AADT, 2023)



- 0 baths
- Office
- Commercial Sale
- Pending



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# Basics

<b>Category:</b> Commercial Sale	<b>Type:</b> Office
<b>Status:</b> Pending	<b>Bathrooms:</b> 0 baths
<b>Lot size:</b> 0.07 sq ft	<b>Year built:</b> 1880
<b>Lot Size Acres:</b> 0.07 acres	<b>Zoning:</b> GVC
<b>Business Type:</b> Freestanding Building, Office Building	<b>County:</b> Cumberland

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# Building Details

<b>Building Area Total:</b> 960 sq ft	<b>Construction Materials:</b> Vinyl Siding, Wood Frame
<b>Sewer:</b> Private Sewer	<b>Heating:</b> Baseboard
<b>Roof:</b> Shingle	<b>Foundation Details:</b> Concrete Perimeter

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# Amenities & Features

<b>Electric:</b> Circuit Breakers	<b>Flooring:</b> Laminate, Carpet
<b>Parking Features:</b> On Site	<b>WaterSource:</b> Public
<b>Lot Features:</b> Near Turnpike/Interstate, Downtown, Business District, Near Shopping	<b>Cooling:</b> Central Air

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# Courtesy of

**List Office Name:** Malone Commercial Brokers, Inc.

