



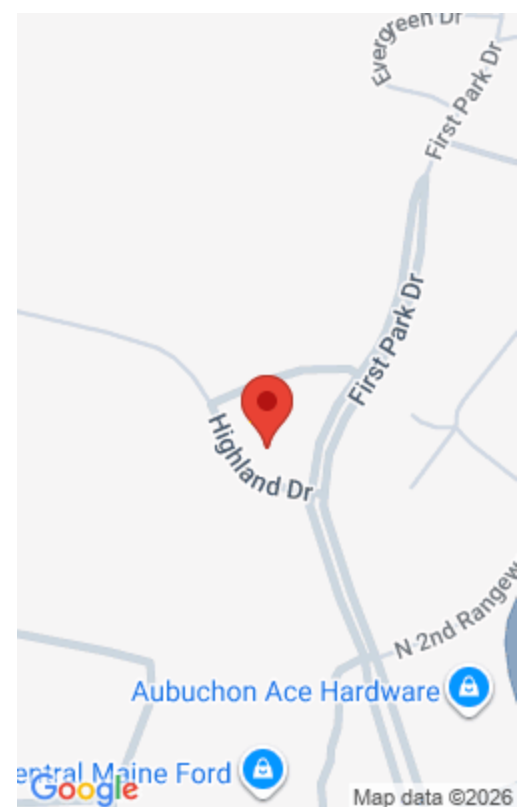
**\$2,250,000**

## **46 FIRST PARK DRIVE, OAKLAND, ME, 04963**

<https://agent207.com>

FULLY LEASED OFFICE BUILDING • Five unit 11,760± RSF building situated on 3.78± acres • Ideal opportunity for investors • Part of the Kennebec Regional Development Authority • Established tenants with long-term occupancy and reliable cash flow • Located in The First Park Commerce and Technology Center, Oakland's premier commercial hub • Near Waterville's Regional executive airport and Intermodal Depot • Excellent [...]

- 0 baths
- Office
- Commercial Sale
- Pending



---

## Basics

**Category:** Commercial Sale

**Status:** Pending

**Lot size:** 3.78 sq ft

**Lot Size Acres:** 3.78 acres

**Business Type:** Business Park, Executive Suites, Office Building

**Type:** Office

**Bathrooms:** 0 baths

**Year built:** 2002

**Zoning:** Commercial

**County:** Kennebec

---

## Building Details

**Building Area Total:** 11760 sq ft

**Sewer:** Public Sewer

**Roof:** Membrane, Shingle

**Construction Materials:** Brick, Wood Frame

**Building Features:** Generator, Elevator Passenger

**Levels:** Multi-Level

---

## Amenities & Features

**Electric:** Circuit Breakers

**Parking Features:** On Site

**Lot Features:** Office Park

**Flooring:** Wood, Tile, Carpet

**WaterSource:** Public

**Cooling:** Central Air

---

## Fees & Taxes

**Association Fee Frequency:** Annually

---

## Courtesy of

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

