



\$1,750,000

5 COMMUNITY DRIVE, AUGUSTA, ME, 04330

<https://agent207.com>

. Once every 25 years an opportunity like this comes available .
Augusta is the place to be and this location is perfect! Present
2025 rental income is \$20,931 per month or \$257.832 per year
2024 annual expenses were \$110,834 . Net income of \$146,998.
Long term tenants in place . Cap rate is 8.39 [...]

- 0 baths
- Office
- Commercial Sale
- Active



Basics

Category: Commercial Sale

Status: Active

Lot size: 0.75 sq ft

Lot Size Acres: 0.75 acres

Business Type: Office Building

Type: Office

Bathrooms: 0 baths

Year built: 2000

Zoning: CD

County: Kennebec

Building Details

Building Area Total: 13446 sq ft

Sewer: Public Sewer

Building Features: Sprinkler - Wet

Construction Materials: Brick

Stories: 1

Foundation Details: Slab

Amenities & Features

Flooring: Tile, Laminate, Carpet

Lot Features: Near Turnpike/Interstate, Near Airport, Near Shopping, Office Park

Parking Features: 21+ Spaces, On Site

Cooling: Wall/Window Unit(s)

Fees & Taxes

Gross Income: \$219,432

Courtesy of

List Office Name: LAER

