



FOR SALE

# WELL MAINTAINED OFFICE BUILDING

4 UNION PARK ROAD  
TOPSHAM , ME 04086

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# Property Summary



## OFFERING SUMMARY

Sale Price: \$1,200,000

NOI: \$50,233

Lot Size: 3.82 Acres

Year Built: 1983

Building Size: 16,649 SF

Price / SF: \$72.08

## PROPERTY OVERVIEW

This property has been occupied by McTeague Higbee since 1986. The firm is consistently recognized as U.S. News "Best Law Firm". 5,549 +/- SF available immediately for occupancy.

## LOCATION OVERVIEW

Located on high traffic State Route 196 and only 1/2 mile from Interstate 295 in Topsham Maine, 4 Union Park Road is a half hour to Portland and Augusta. This office location is within commuting distance of 2/3 of the state's workforce, making it an excellent owner user or investment opportunity.

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	374	11,408	26,783
Total Population	931	27,907	65,169
Average HH Income	\$76,745	\$66,280	\$66,006



# Additional Photos





# Location Maps

