



\$ 499,000



8 Market Place Drive  
Unit 2A, York, ME 03909

- » MLS #: 1503640
- » Commercial | 2,218 ft<sup>2</sup> | Lot: 10.89 acres
- » More Info: [8MarketPlaceDrive.com](http://8MarketPlaceDrive.com)



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COMMERCIAL INVESTMENT OPPORTUNITY in York Village Business Center right off Route 1. Excellent location in a well-established RTE 1-3 zone business center with high year round traffic count. Currently occupied and used as a physical therapy office with a long-term lease since 2016 through December 2024. This 2200+ square foot unit was fully renovated in 2016 and new roof and carpet installed in 2020. The large open space is used for physical therapy gym equipment and provides various potential layout options. Additionally, there are 2-3 exam rooms/offices, a large break room/kitchen area with a bathroom, an additional office, laundry and storage room and handicapped accessible bathroom. The property is serviced by public water and sewer. Low association fee of \$324 a month includes plowing and landscaping. Plenty of dedicated parking plus additional overflow available. Successful surrounding businesses include restaurants, Microtel Inn & Suites, Wal-Greens, Hannaford, various gift shops, retail seafood outlets and financial centers. Residential neighborhoods nearby and York Hospital within 2-miles. Close to I-95 for an easy commute. Secure your chance to own a commercial unit or reap the benefits of an excellent investment opportunity in desirable York, Maine! **Call**

