

716 Union Street  
Bangor, Maine

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## AVAILABLE FOR SALE OFFICE BUILDING 2,333 sf with on-site parking

Bright, modern Union Street office building with great visibility and on-site parking lot. This converted home has been transformed into a pleasant and comfortable professional office building. Set on a .28 acre site, with 80+' along Union Street, this well cared for facility contains 2,333 s/f and is ready for immediate occupancy. Why rent when you can own for less while building solid equity at the same time. Newly listed and priced at \$175,000.



**MAINE  
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REALTY**

209 State Street  
Bangor, ME 04401



Broker: **John Bonadio**  
Office: **207-945-4500**  
Cell: **207-944-6786**



Property Address: 716 Union Street, Bangor, Maine

Lot Size: .28 +/- acres

Building Size: Wood-framed residential home converted to professional office space. There is a total of 2,333 s/f with approximately 1,223 s/f on the first floor, an additional 1,110 s/f on the second floor and a heated, finished attic space for additional storage. The building contains one ½ bath and one ¾ bath. Abundant natural light through-out.

Other Features: Northstar Protection Security Alarm System, Smoke Detectors, Plentiful electrical outlets, dedicated computer outlets, Oxford Network fiber optic wiring with (CAT 5) access in the offices, spray foam insulation of basement walls (2012) and blown in insulation in the walls (2000), on-site paved parking lot and excellent visibility.

Roof: Asphalt shingles and additional insulation (2011)

Windows: New Paradigm windows Installed by Carefree Windows, Brewer, Maine (2010)

Heat: Combination oil fired hot water baseboard heat provided by a 4 zone, Penzotti World Class boiler (2010+/-). (2) through the wall Fujitsu heat pumps located on the first floor, 275 gal oil storage tank in the basement. Hot water is supplied by a Super Star Ultra, stainless steel, electric hot water tank also located in the basement.

Electric: 100 amp entrance with separate electrical box installed for two heat pumps.

Age: 1900+/-

Utilities: Public water & sewer, Emera electric

Map/Lot: City of Bangor - Map 004, Lot 010

Zoning: Multi-Family & Service District

Legal: Penobscot Registry Book 5570, Page 094

Tax Assessment: Land - \$ 24,100. – Bldg. \$109,200. – Total \$133,300.

Listed Price: \$175,000.



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