



Downtown Office Building For Sale or Lease

*Beautifully renovated, modern office building containing
4,300 SF in the center of Downtown Bangor.*

72-74 Harlow Street
Bangor, Maine

Presented for Sale at: \$275,000.
Presented for Lease at: \$3,000/month + utilities

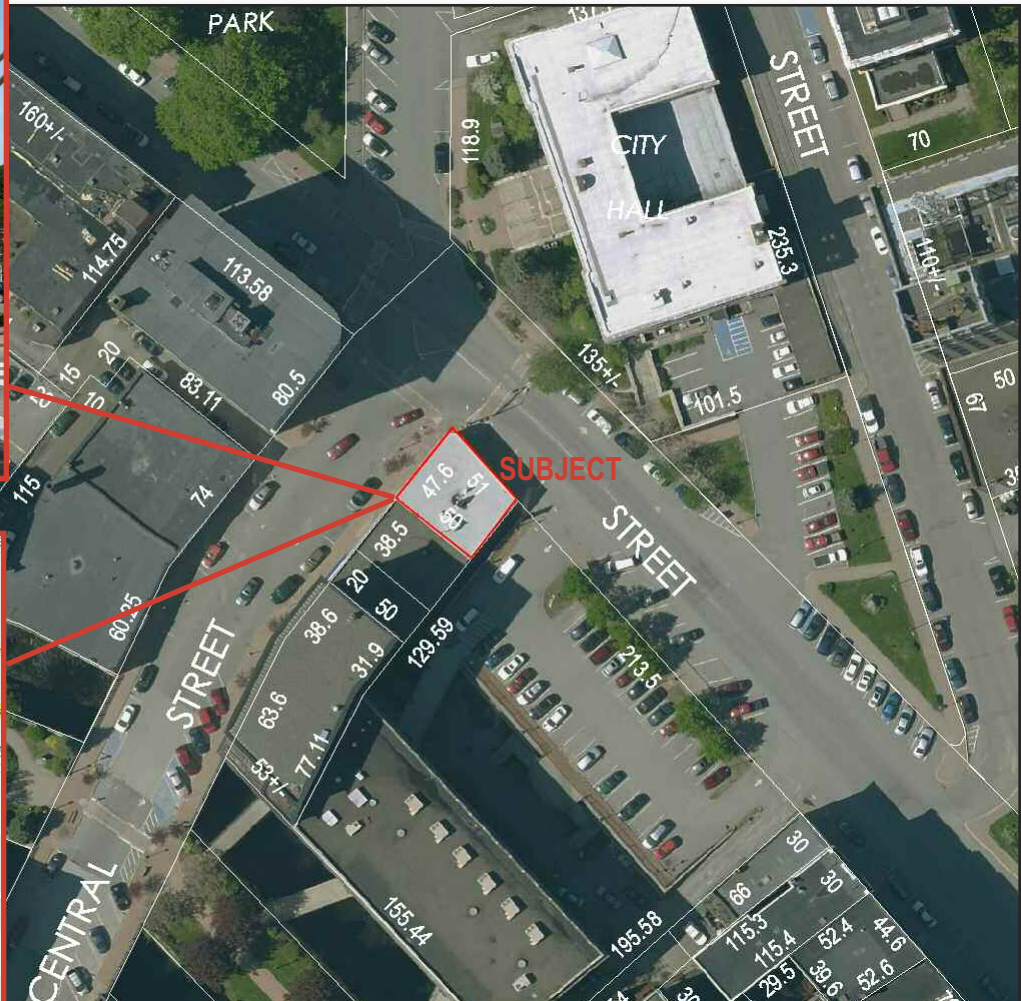
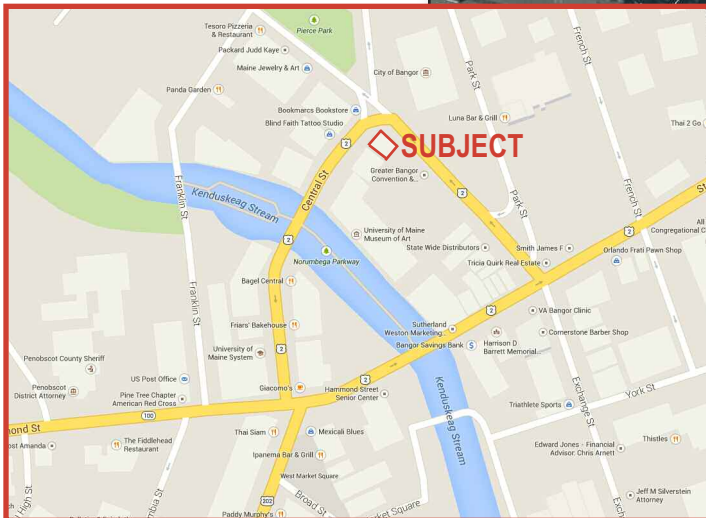
72-74 Harlow Street • Bangor, Maine

General Property Details

<u>Property Address:</u>	72-74 Harlow Street • Bangor, Maine
<u>Property Description:</u>	Totally renovated in 2010, this multi-level downtown office building contains a total of 4,300 SF. Improvements include 3,200 SF of bright, modern office space in pristine condition. An additional 1,000 SF of lower level space is utilized for file storage and building mechanicals. Presently utilized as one contiguous office space, the building is designed with the ability to split into 2 units, a 2,300 SF suite & a 900 SF rental office. Each unit would have its own address, exterior entrance, electric meter and separately zoned heat. Tenants would also enjoy signage on both Central and Harlow Streets.
<u>Property Features:</u>	The interior design, physical layout and carefully chosen color scheme provides a comfortable, productive work environment for employees and a pleasant experience for visitors to the building. There are several attractive entrances and reception areas, 9 individual offices, large open work space, 1-2 conference rooms, a kitchenette/break area & 3 restrooms. Additional upgrades include a variety of architectural features, including exposed brick walls, pebble glass doors, loft style ceilings, attractive new flooring, ground level ADA access, 22 individual European heating panels that operate on natural gas, energy efficient lighting & new electric & internet wiring with abundant power outlets throughout the facility. The property is located on the corner of Harlow and Central Streets, directly across from City Hall. This unique site provides both high visibility and convenient access to on-street parking.
<u>Lot Size:</u>	.06 +/- Acres
<u>Building Age:</u>	1911+/- with complete renovation in 2010
<u>Roof:</u>	Rubber Membrane (2008)
<u>Electrical:</u>	200 Amp at 74 Harlow and 100 Amp at 72 Harlow
<u>Internet:</u>	Category 5 (Cat-5) lines installed throughout the building (2 cables to each office)
<u>Zoning Ordinance:</u>	DDD- Downtown Development District
<u>Assessor's Reference:</u>	City of Bangor, Map 41- Lot 95
<u>Legal Description:</u>	Penobscot County Registry of Deeds: Book 12305, Page 133
<u>Real Estate Taxes:</u>	\$3,752.32 (FY 2014) plus DDD tax of \$95.51
<u>Availability:</u>	For Sale at \$275,000. For Lease at \$3,000./month + utilities

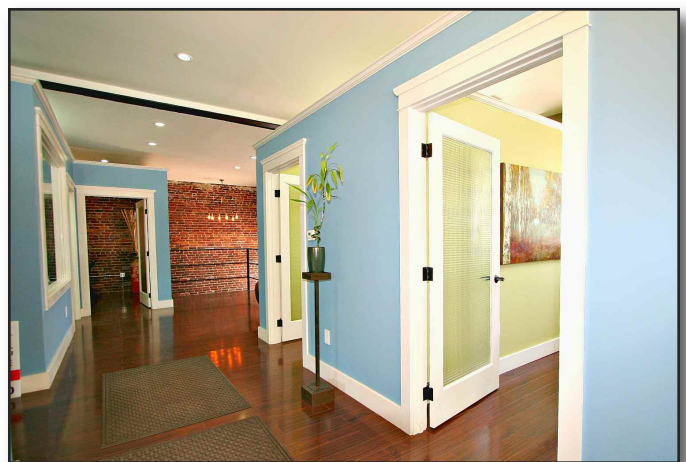
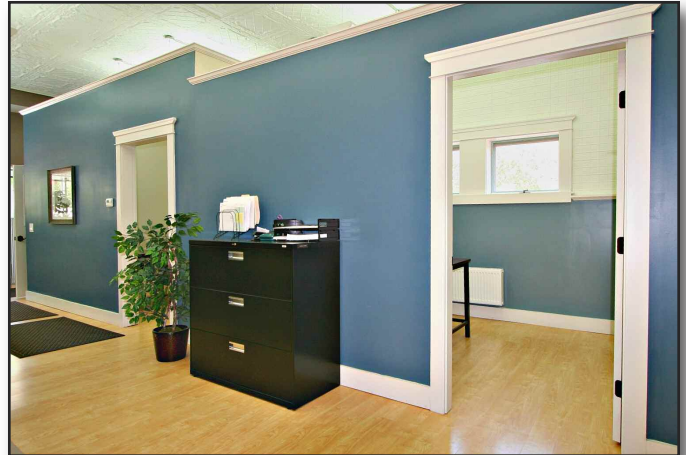
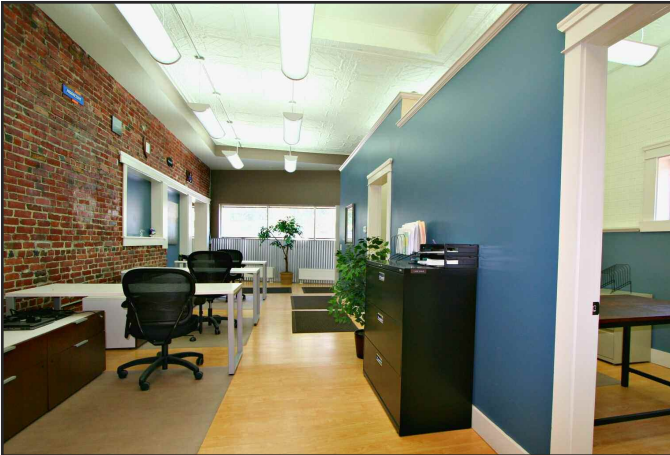
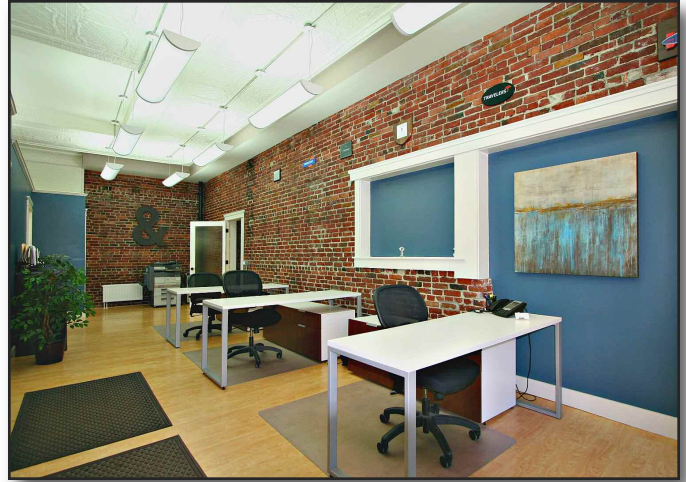
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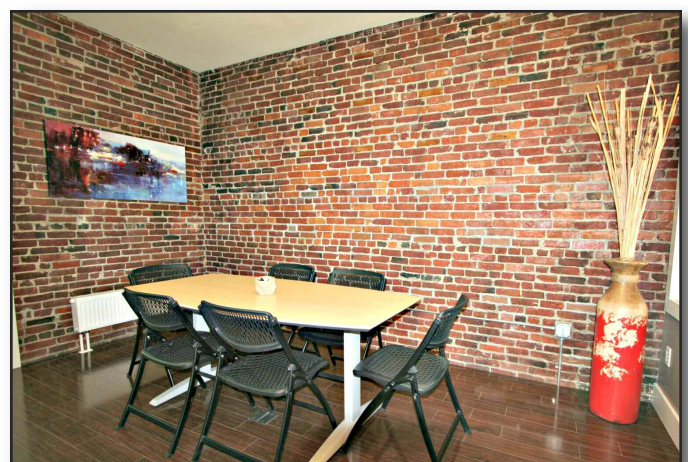
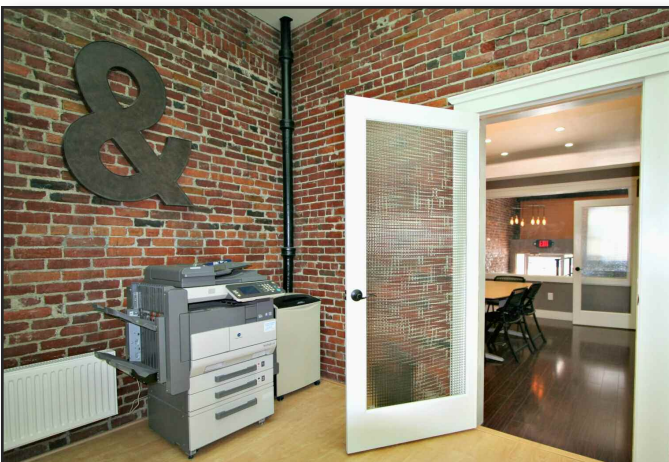
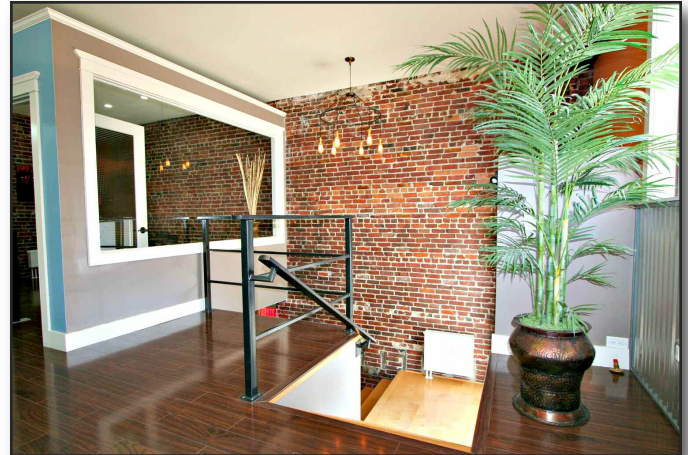
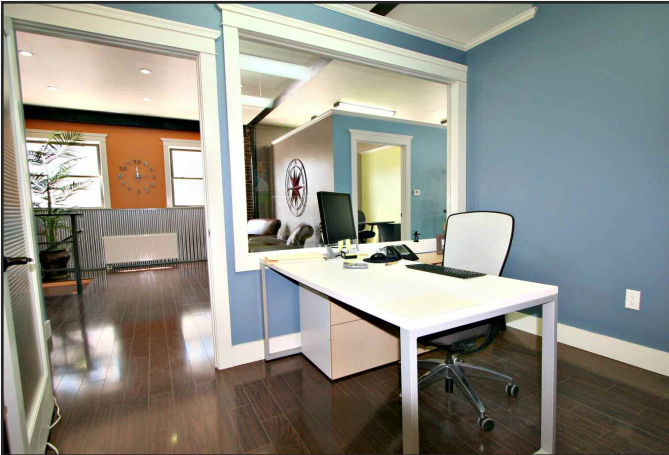
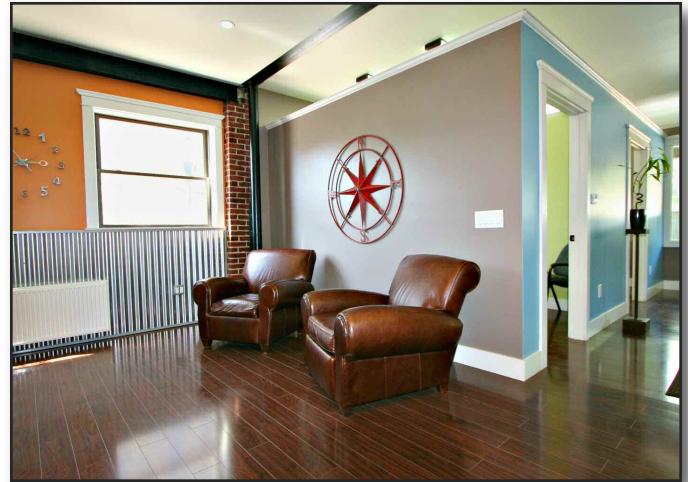
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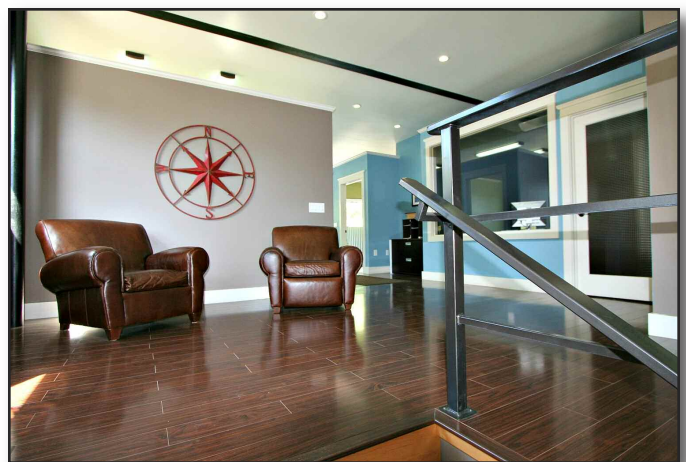
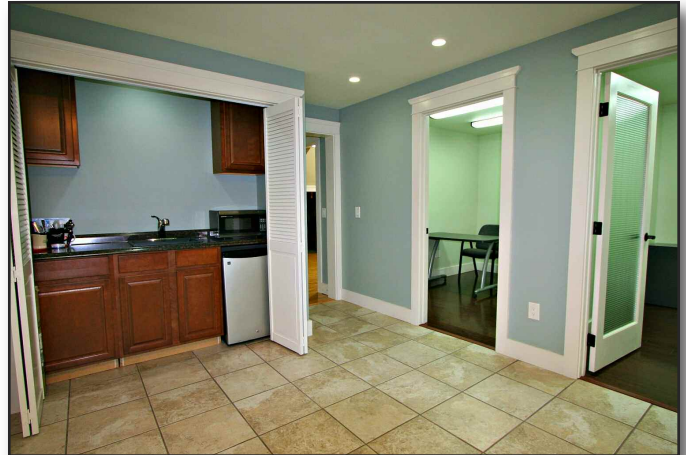
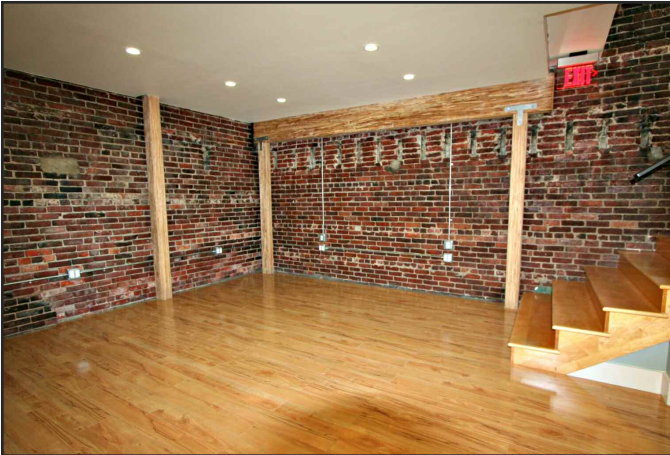
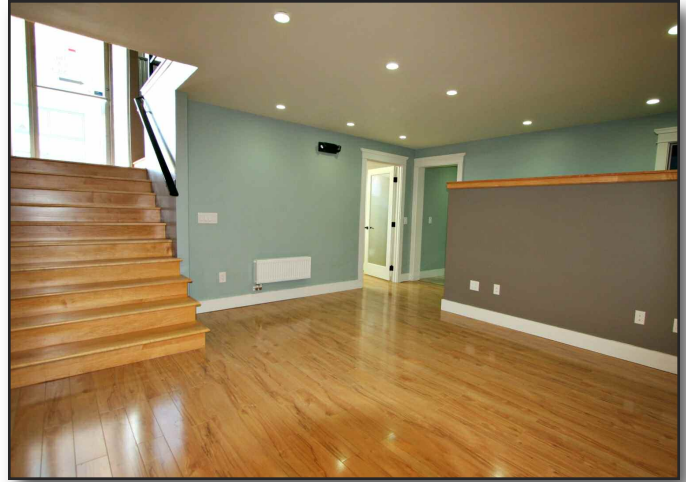
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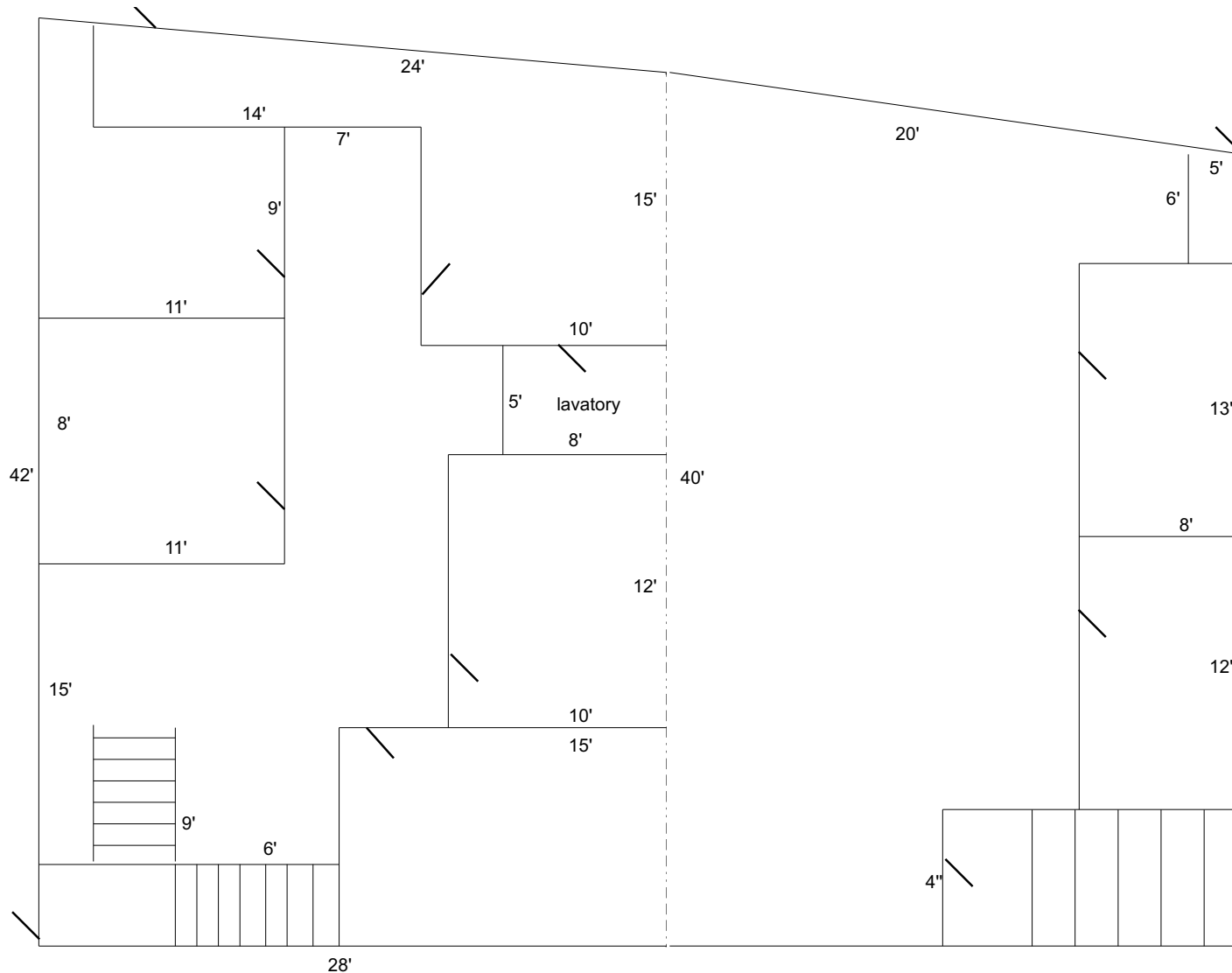
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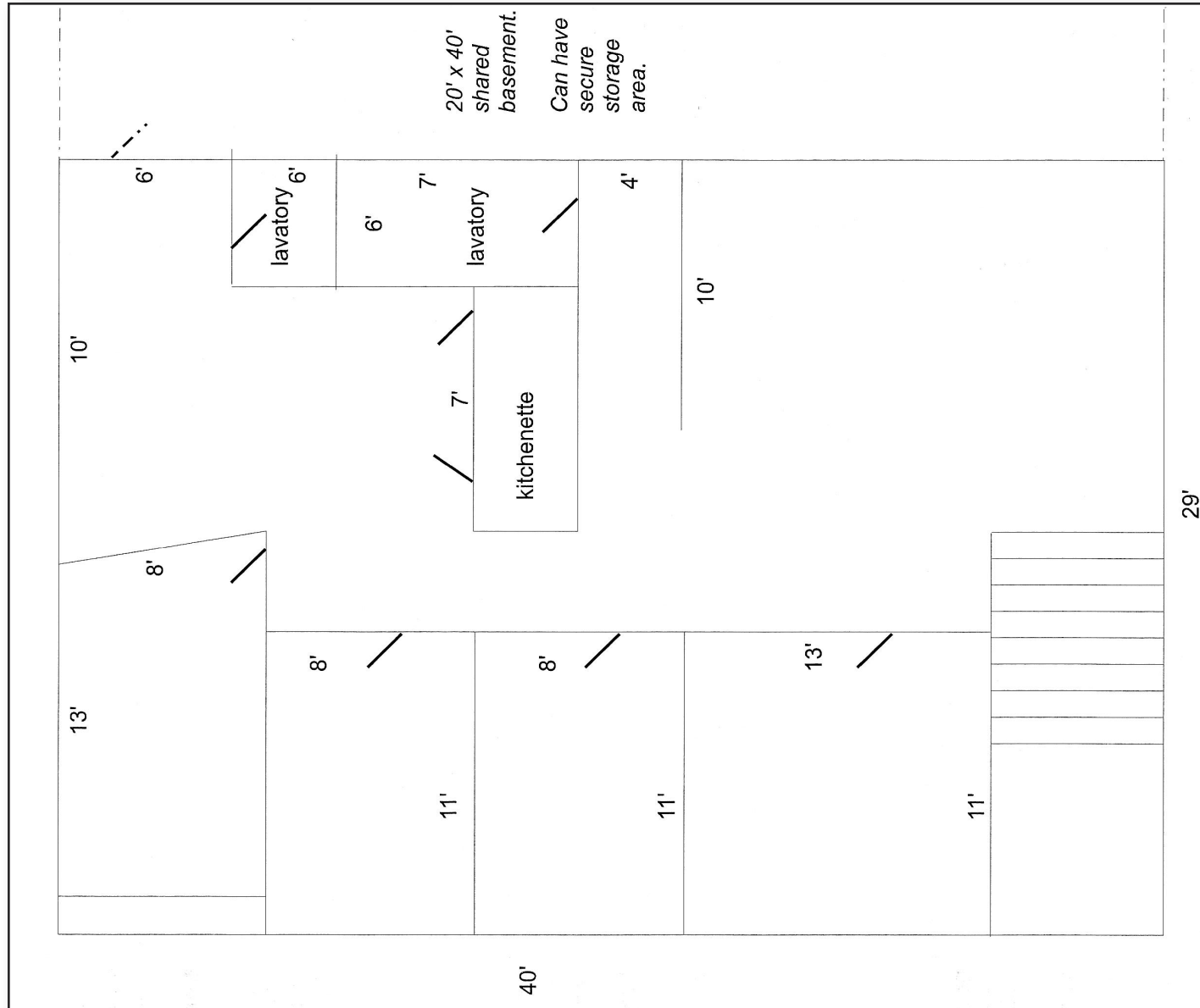
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Upper Level Floor Plan - 72-74 Harlow Street • Bangor, Maine



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Lower Level Floor Plan - 72-74 Harlow Street • Bangor, Maine



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PROPERTY DISCLOSURE ADDENDUM
(Non-Residential Properties)

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

REAL ESTATE: 74 Harlow Street, Bangor, Maine

SELLER: Spindrift, LLC

To the best of Seller's knowledge (check one):

☒ No underground storage facility for the storage of oil or petroleum products exists on the premises.

☐ An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. _____. The underground facility _____ has _____ has not been abandoned in place.

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the above-referenced Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

(attach additional sheets as necessary)

You are encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum prior to the preparation of an offer to purchase the Real Estate.

Date: _____

Buyer: _____

Buyer: _____



REALTOR®

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MAINE COMMERCIAL REALTY, 209 STATE STREET BANGOR, ME 04401
Phone: (207)945-4500 Fax: John Bonadio

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Sam Blaylock