



## Downtown Office Building For Sale

30 - 34 Summer Street

Bangor, Maine

Price: \$1,500,000. (Owner Financing)

# 30 Summer Street • Bangor, Maine

## General Property Details

<u>Property Address:</u>	30 - 34 Summer Street • Bangor, Maine
<u>Description:</u>	“Class A” professional office building featuring a full size elevator, sprinkler system and plentiful on-site parking. The property is conveniently located between the Bangor/Brewer bridge and waterfront development district. It is handy to the Downtown financial and retail area and directly across from the new Bangor Police Department.
<u>Building Size:</u>	18,141 Square feet of gross building area.
<u>Lot Size:</u>	.99 Acre site
<u>Current Tenants:</u>	PCHC, Commonwealth Health, Lowry & Associates
<u>Available Rental Space:</u>	6,128 S/F (former Casey Family Services)
<u>Parking:</u>	Approximately 80 of open, on-site parking spaces.
<u>Sprinkler System:</u>	Yes
<u>H/C Accessible:</u>	Yes
<u>Elevator:</u>	Yes
<u>HVAC:</u>	Roof mounted, natural gas fired heat exchanger
<u>Water &amp; Sewer:</u>	City of Bangor
<u>Real Estate Tax:</u>	\$22,731.12 (FY 2013)
<u>City Core Tax:</u>	\$613.10
<u>Map &amp; Lot:</u>	Map 43, Lot 11-A
<u>Zoning:</u>	WDD - Waterfront Development District
<u>Legal Description:</u>	Penobscot County Registry of Deeds: Book 7400, Page 7
<u>Price:</u>	\$1,500,000. (Seller financed)

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**Floor Plan - 30 Summer Street • Bangor, Maine**



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