

# PROPERTIES

Commercial Sales & Leasing • Investment Real Estate • Site Selection

209 State Street • Bangor, Maine 04401 • Tel 207-945-4500 • Fax 207-945-0214 • MaineCommercial.com



Downtown Office Building For Sale 30 - 34 Summer Street Bangor, Maine

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

MAINE COMMERCIAL REALTY is the agent for the Seller. Every agent has the duty to be fair to all parties. Any information given herewith has been obtained from sources we consider reliable. However, we are not responsible for errors, omissions, misstatement of facts, concealment of pertinent information, exaggeration, prior sale, withdrawal from the market, price change, mortgage commitment, terms or conditions. All photographs and/or derivatives thereof used in our marketing are copyright protected ©.

### 30 Summer Street • Bangor, Maine

#### **General Property Details**

Property Address: 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.

Lot Size: .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)

Parking: Approximately 80 of open, on-site parking spaces.

Sprinkler System: Yes

H/C Accessible: Yes

<u>Elevator</u>: Yes

HVAC: Roof mounted, natural gas fired heat exchanger

Water & Sewer: City of Bangor

Real Estate Tax: \$22,731.12 (FY 2013)

City Core Tax: \$613.10

Map & Lot: Map 43, Lot 11-A

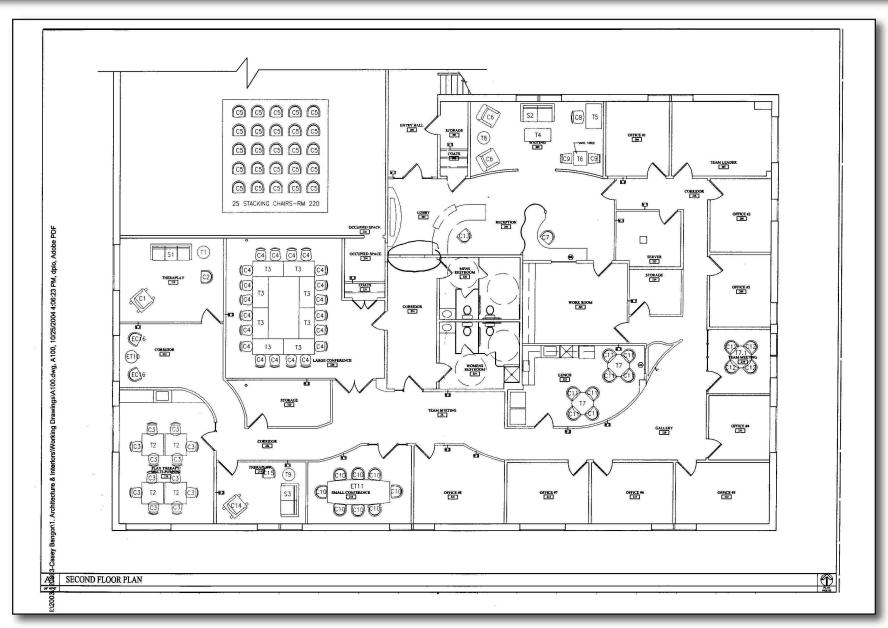
Zoning: WDD - Waterfront Development District

<u>Legal Description</u>: Penobscot County Registry of Deeds: Book 7400, Page 7

Price: \$1,500,000. (Seller financed)

MAINE COMMERCIAL REALTY is the agent for the Seller. Every agent has the duty to be fair to all parties. Any information given herewith has been obtained from sources we consider reliable. However, we are not responsible for errors, omissions, misstatement of facts, concealment of pertinent information, exaggeration, prior sale, withdrawal from the market, price change, mortgage commitment, terms or conditions. All photographs and/or derivatives thereof used in our marketing are copyright protected ©.

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



MAINE COMMERCIAL REALTY is the agent for the Seller. Every agent has the duty to be fair to all parties. Any information given herewith has been obtained from sources we consider reliable. However, we are not responsible for errors, omissions, misstatement of facts, concealment of pertinent information, exaggeration, prior sale, withdrawal from the market, price change, mortgage commitment, terms or conditions.

# 30 Summer Street - Bangor, Maine







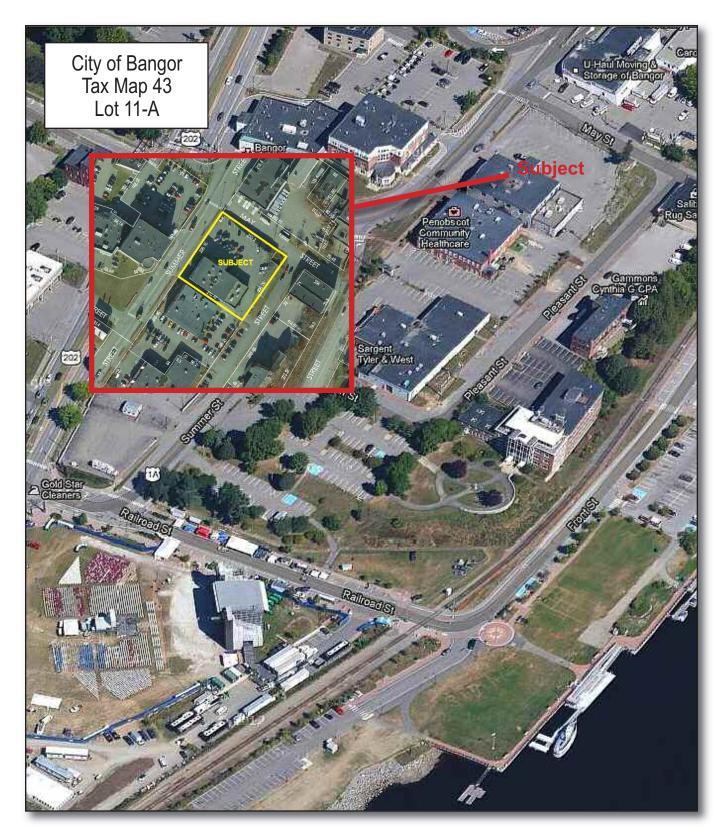






MAINE COMMERCIAL REALTY is the agent for the Seller. Every agent has the duty to be fair to all parties. Any information given herewith has been obtained from sources we consider reliable. However, we are not responsible for errors, omissions, misstatement of facts, concealment of pertinent information, exaggeration, prior sale, withdrawal from the market, price change, mortgage commitment, terms or conditions. All photographs and/or derivatives thereof used in our marketing are copyright protected ©.

## 30 - 34 Summer Street · Bangor, Maine



MAINE COMMERCIAL REALTY is the agent for the Seller. Every agent has the duty to be fair to all parties. Any information given herewith has been obtained from sources we consider reliable. However, we are not responsible for errors, omissions, misstatement of facts, concealment of pertinent information, exaggeration, prior sale, withdrawal from the market, price change, mortgage commitment, terms or conditions. All photographs and/oderivatives thereof used in our marketing are copyright protected ©.