

## Private Detail Report

MLS #: 1644421

Status: Active

County: Penobscot

Property Type: Commercial

List Price: \$249,900

Original List Price: \$249,900

Directions: In Millinocket, go toward Central Street then take a left on Penobscot Avenue, beyond Post Office on the Right



**158 Penobscot Avenue**  
**Millinocket, ME 04462-1428**

**List Price: \$249,900**  
**MLS#: 1644421**



## General Information

Year Built +/-: 1925

Lot Size Acres +/-: 0.05

Sqft Fin Total +/-: 1,533

Sub-Type: General Commercial

## Land Information

Leased Land: No

Waterfront: No

Zoning: R4

Surveyed: Unknown

Lot Size Acres +/-: 0.05

## Interior Information

Office SqFt +/-: 1,533

Total # Floors: 1

Year Built +/-: 1925

Total SqFt: 1,533

Year Renovated +/-: 2015

## Property Features

Utilities: Utilities On: No

Parking: Off Street; Other Parking

Location: Business District; Near Shopping

Electric: Circuit Breakers

Gas: No Gas

Basement: Slab

Construction: Masonry

Foundation Materials: Poured Concrete; Slab

Exterior: Block

Roof: Flat

Heat System:

Heat Fuel:

Water:

Sewer:

Baseboard; Heat Pump

Electric

Public

Public Sewer

## Tax/Deed Information

Book/Page/Deed: 10467/160-161/All

Full Tax Amt/Yr: \$1,185/ 2025

Map/Block/Lot: U05//239

Deed/Conveyance Type Offered: Quit Claim w/Covenant

Tax ID: MLNK-000005-000000-000239U

Deed Restrictions: Unknown

## Remarks

**Remarks:** Excellent commercial opportunity on Penobscot Avenue in the downtown Millinocket business district. This fully renovated office building offers over 1,500 sq. ft. of functional space, including a welcoming reception area, three well-sized private offices, a kitchen area, and six heat pumps providing efficient climate control throughout. The layout offers privacy and flexibility to accommodate a variety of professional uses. The property benefits from steady vehicle and pedestrian activity, with convenient access to public parking located directly adjacent and owned by the Town of Millinocket. It is currently occupied under a month-to-month triple-net lease, with the tenant intending to vacate in mid-2026, creating an opportunity for either a new tenant or an owner-occupied business. Located in the Katahdin Region near Baxter State Park and Mount Katahdin, this space offers strong visibility and accessibility in a desirable commercial corridor.

**Showing Instructions:** BrokerBay; Notice Required; Text Listing Agent

**Internal Remarks/Contingency:** Property is estimated to be vacant June 2026. Showings can only be between 9-4 Monday-Friday.

**Showing Remarks:** Showings can only be between 9-4 Monday-Friday and by appointment only. All Buyers must be pre-approved before showings

## Listing/Agent/Office Information

Listing Agreement: Exclusive Right To Sell

List Date: 11/24/2025

Expiration Date: 11/24/2026

Days On Market: 4

Withdrawal Date:

Pending Date:

Terminated Date:

**LA:** Bruce Bragdon (011639)  
**LO:** ERA Dawson-Bradford Co. (1122)  
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Prepared by ERA Dawson-Bradford Co. on Tuesday, December 02, 2025 2:36 PM.

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