

# FOR SALE

## 1178 HAMMOND STREET

### BANGOR, MAINE



**DESCRIPTION:** Freestanding warehouse/showroom building includes two service bays, dock height storage space (dock door can be added), office space and ample parking.

**LOCATION:** Highly visible location on Outer Hammond Street (Route 2) with ample pylon and on building signage opportunities. Property provides easy access with two curb cuts on Hammond Street and less than a 1/2 mile from I-395-95 interchange.

**BUILDING SIZE:** 8,840 +/- sf

**LOT SIZE:** .97 +/- acres

**FRONTAGE:** 306 feet +/- on Hammond Street

#### WAREHOUSE INFO:

Overhead doors:

2 - 10x12

1 - 12x14

1 - 8x8 (in rear)

Dock doors - ability to easily add a dock door with modification of existing door

**AGE:** 1975, remolded in 1994

**ZONING:** General Commercial & Service

**TRAFFIC COUNT:** 26,100 cars per day (2023)  
(intersection of Hammond & Odlin)

**ASSESSOR'S REFERENCE:** Map R18, Lot 25

**SALE PRICE:** \$920,000

Information furnished is from sources deemed reliable, but no warranty is made to the accuracy thereof. The listing broker hereby discloses that he/she is acting solely as an agent for the seller in the marketing, negotiation, and sale/lease of this property. Broker further discloses that he represents the seller's interest and has a fiduciary duty to disclose to the seller information which is material to the sale acquired from the buyer or any other source.

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