

FOR SALE | RETAIL BUILDING

15 Epps Street | Peaks Island, ME



UNIQUE OPPORTUNITY

- Commercially zoned 1,456± SF building on Peaks Island
- Rare commercial offering on one of Maine's premier Islands
- Prime location on Island Ave directly across from Hannigan's Market
- Great opportunity for owner-user or investor

SALE PRICE: \$1,000,000



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PROPERTY SUMMARY

15 Epps Street | Peaks Island, ME



OWNER: Pamela Williamson

Book 40994, Page 275

DEED: New deed created upon sale

ASSESSOR: Map 84, Block 6, Lot 1
New lot created upon sale

LOT SIZE: 3,434.1± SF

BUILDING SIZE: 1,456± SF

YEAR BUILT: 1995

CONSTRUCTION: Wood frame

ROOF: Asphalt

SIDING: Cedar siding

FLOORING: Wood

ELECTRICITY: Single phase

HVAC: 1st floor: Stand-alone heating and cooling systems
2nd floor: Propane heat

UTILITIES: No water and sewer connected but public utilities available

RESTROOM: None

SIGNAGE: On building

PARKING: Off-street parking and street parking

ROAD FRONTAGE: 52.25'± on Island Ave
84.39'± on Epps St

ZONING: Island Business (I-B)

PROPERTY TAXES: TBD

SALE PRICE: \$1,000,000



GALLERY PHOTOS

15 Epps Street | Peaks Island, ME



WORKSHOP PHOTOS

15 Epps Street | Peaks Island, ME



EXTERIOR PHOTOS

15 Epps Street | Peaks Island, ME



AERIALS

15 Epps Street | Peaks Island, ME



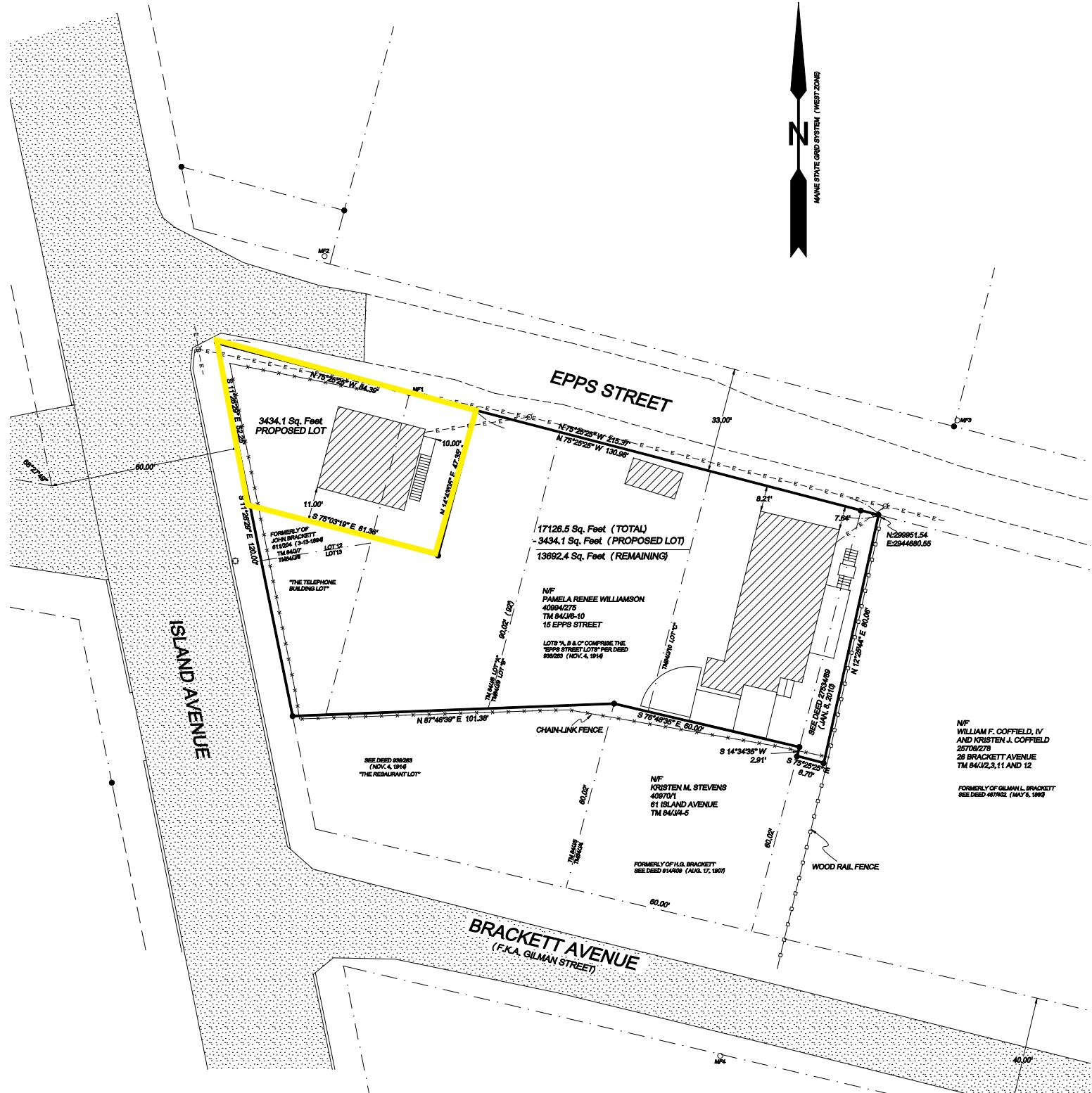
*LOT LINES ARE APPROXIMATE



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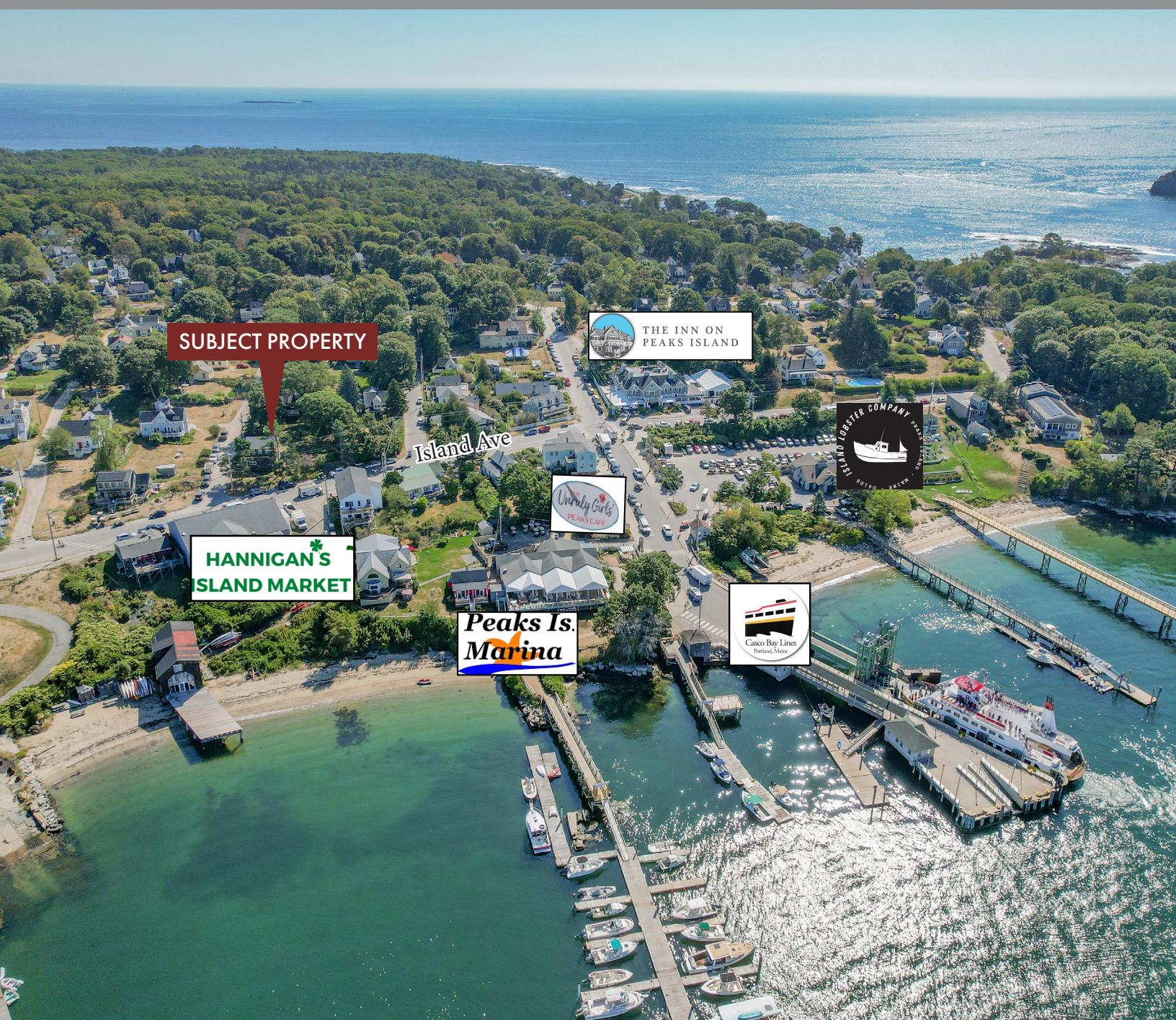
SURVEY

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