

FOR SALE



1178 HAMMOND STREET - BANGOR

PROPERTY 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 1/2 mile from I-395/95 interchange.

BUILDING SIZE

8,840 +/- sf

LOT SIZE

.97 +/- acres

FRONTAGE

306 feet +/- on Hammond Street

AGE

1975, remodeled 1994

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 she/he is acting solely as an agent for the seller in the marketing, negotiation, and sale/lease of this property. Broker further discloses that she/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.

DETAILS

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.

ZONING

General Commercial & Service

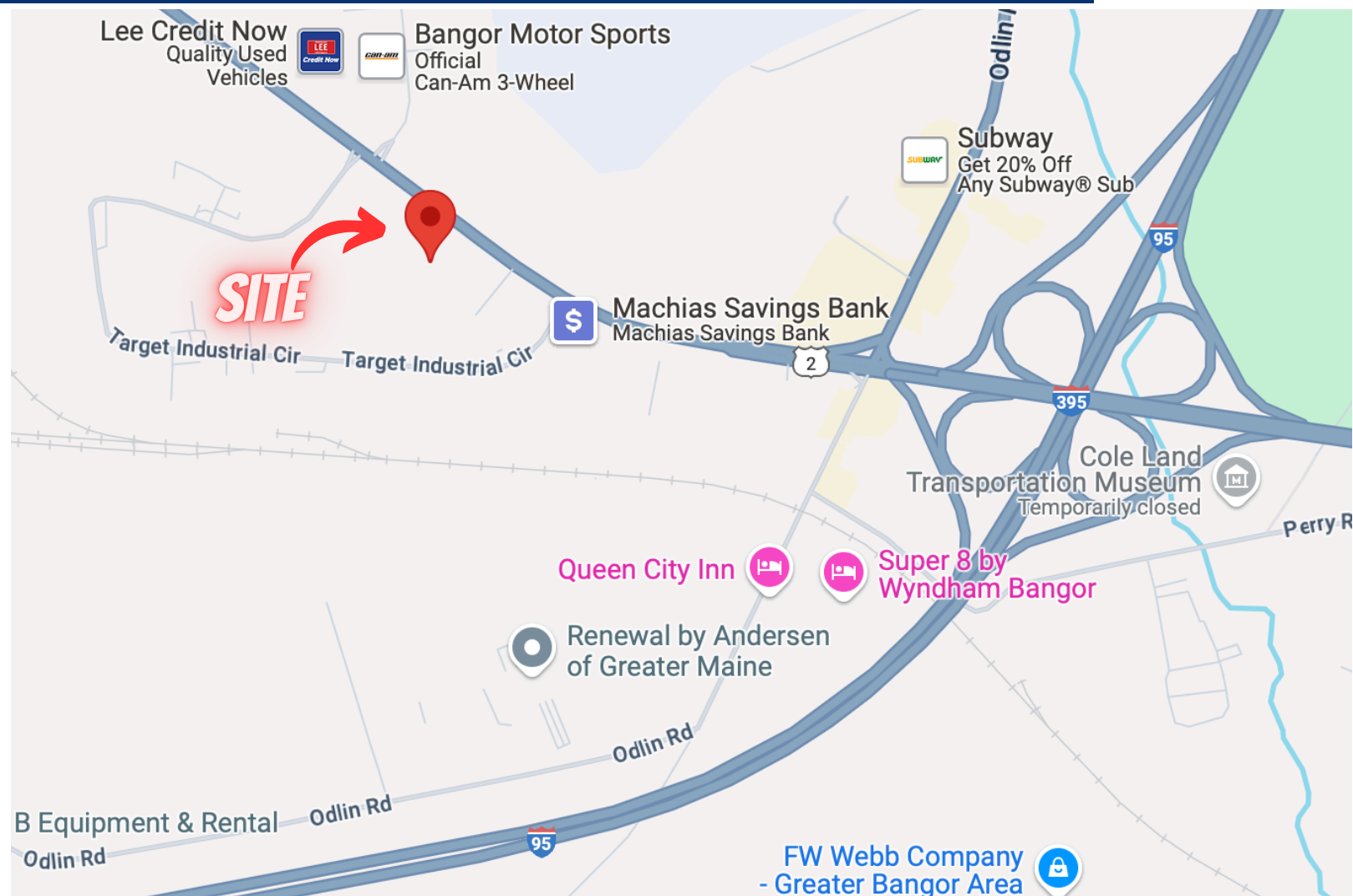
TRAFFIC COUNT

26,100 cars per day (2023)
(intersection of Hammond & Odlin)

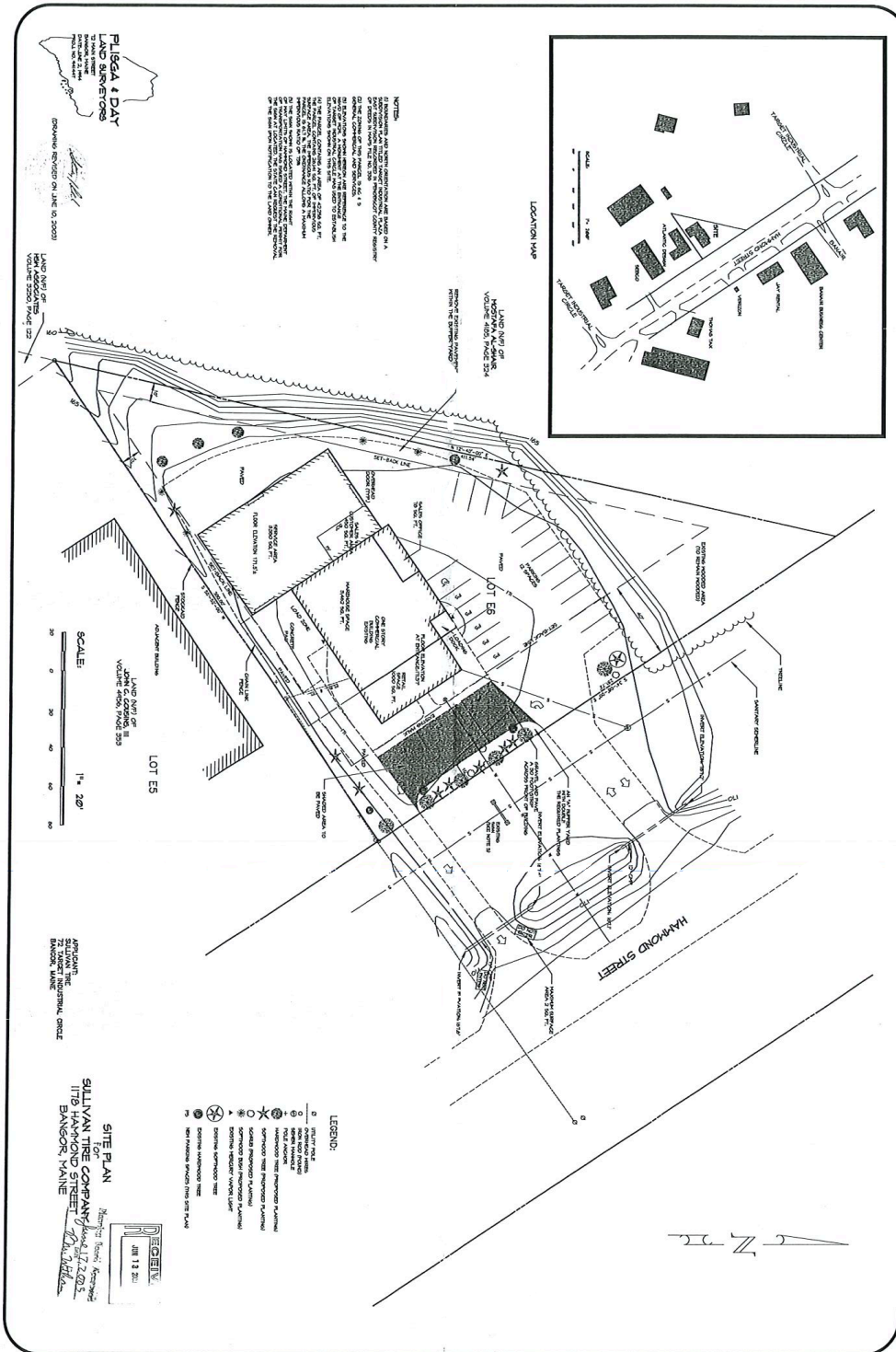
ASSESSOR'S REFERENCE

Map R18, Lot 25

LOCATION MAP



SITE PLAN



FOR FURTHER INFO, CONTACT: DAVID HUGHES
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