

# FOR SALE | RETAIL BUILDING

15 Epps Street | Peaks Island, ME



**PRICE REDUCTION**



## 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: \$850,000**



**BRANDON MITCHELL**

207.358.7057 D

207.415.7982 C

brandon@malonecb.com

**MALONE COMMERCIAL BROKERS**

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 • malonecb.com

# PROPERTY SUMMARY

15 Epps Street | Peaks Island, ME



**OWNER:** Pamela Williamson

**DEED:** Book 40994, Page 275  
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:** \$850,000



# 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

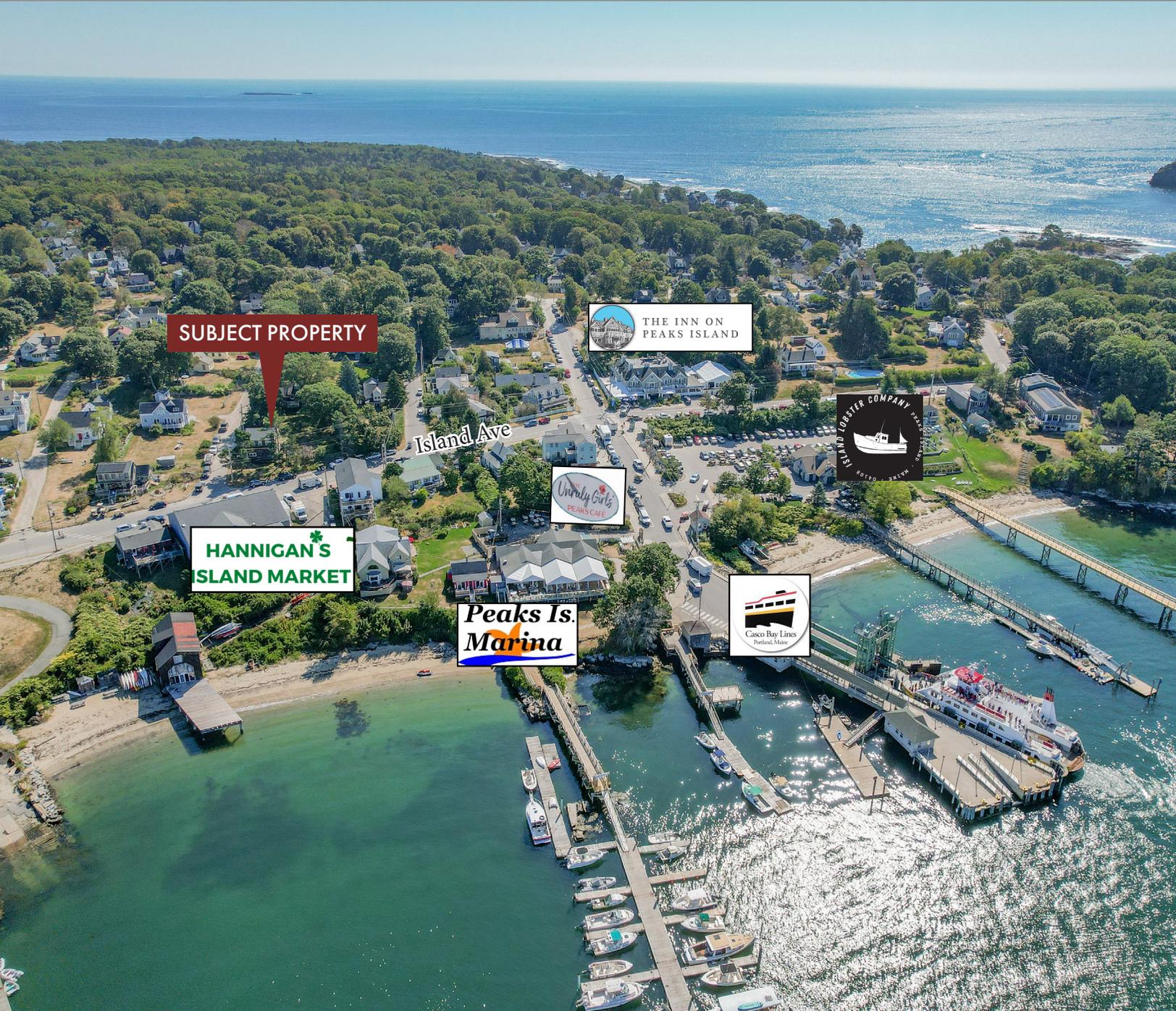
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**SUBJECT PROPERTY**



Island Ave



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