

FOR SALE

FREESTANDING
OFFICE
BUILDING



PRICE REDUCED

**49 CONGRESS STREET
RUMFORD, ME 04276**

- 14,030± SF, three-story, Class A office building in the heart of downtown Rumford
- Very well maintained property includes elevator access to all floors, sprinklers throughout, a bright, welcoming lobby, large windows and beautiful architectural details throughout
- In the heart of Rumford, nearby businesses include Walgreens, Dunkin, USPS, United Insurance, Hotel Rumford and more
- ~~\$649,900~~ **\$459,000**



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PROPERTY DETAILS

OWNER	Spurwink Services, Inc.
ASSESSOR'S REFERENCE	Map 117, Lot 264
BUILDING SIZE	14,030± SF
LOT SIZE	0.28± Acres
# OF STORIES	Three (3)
ASSESSED VALUE	Land: \$ 42,100 Bldg: \$ 993,500 Total: \$1,035,600
BOOK/PAGE	5817/975
CONSTRUCTION	Brick
HVAC	Air handling unit with VAVS HB Smith boiler (oil)
ROOF	Gable, asphalt shingle
ZONING	Commercial
UTILITIES	Public water/sewer
SPRINKLERS	Yes, wet
PARKING	On-site paved parking
SALE PRICE	\$649,900 \$459,000
REAL ESTATE TAXES	Property is currently tax exempt. However, based on the 2024 Mil Rate of \$22.18, taxes would be \$22,969.61.



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