

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**



50
FIFTY YEARS
1973-2023
THE BOULOS
COMPANY

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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

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CONSTRUCTION Brick

HVAC Air handling unit with VAVS
HB Smith boiler (oil)

ROOF Gable, asphalt shingle

ZONING Commercial

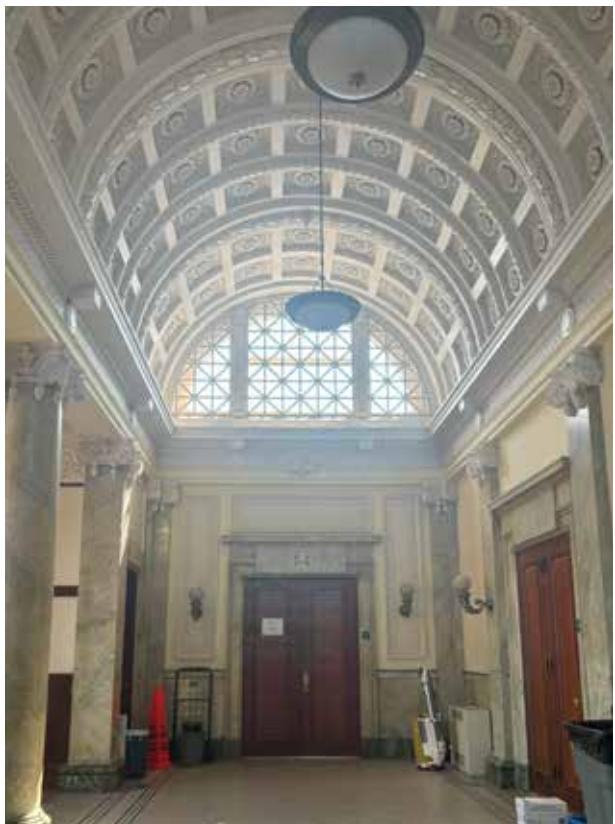
UTILITIES Public water/sewer

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.

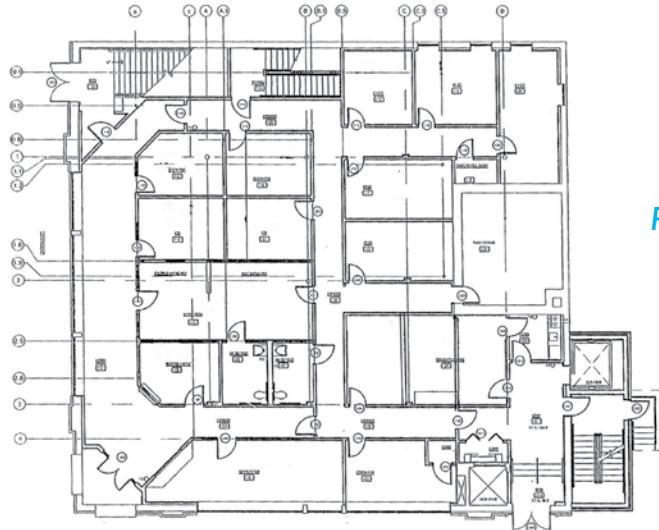


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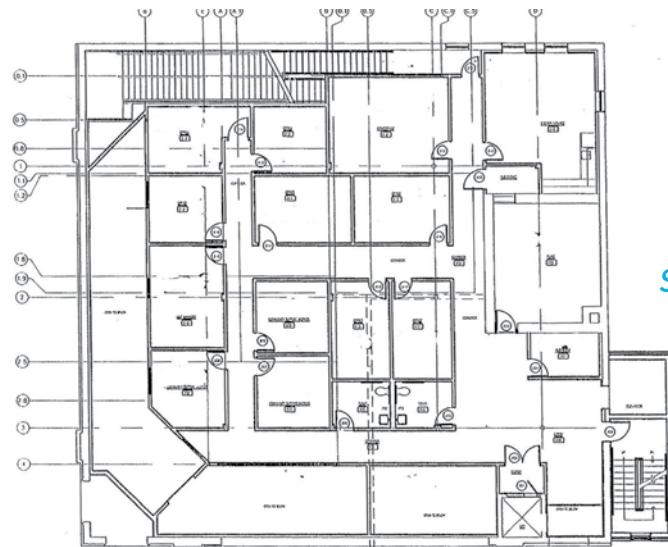
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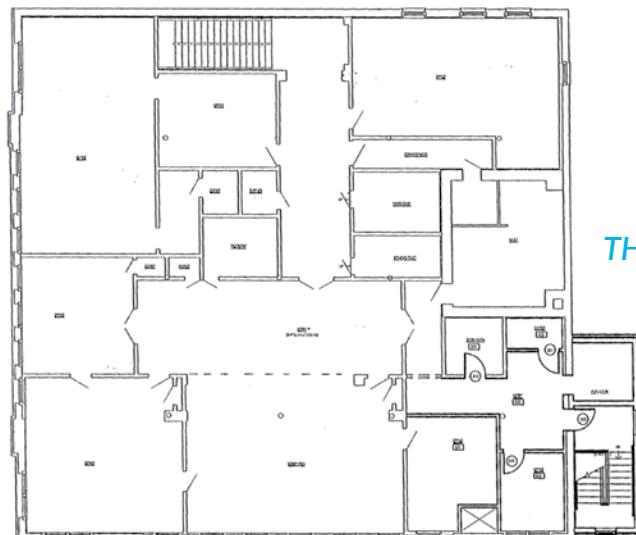
FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



THE BOULOS COMPANY



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