

FOR LEASE
RETAIL - COMMERCIAL
BATH, ME



PRIME FRONT STREET COMMERCIAL SPACE

44 FRONT STREET, BATH ME 04530

DESCRIPTION

For the first time in over 60 years, this historic downtown location on Front Street in Bath is available for lease. Approximately 1,400 square feet, this ground floor storefront location is just steps away from iconic downtown Bath businesses including Cafe Creme, Now You're Cooking, Markings Gallery, Springer's Jewelers, and Reny's.

This historic landmark building boasts 12+ foot ceilings, floor to ceiling storefront windows, and a recently updated interior. Car and pedestrian counts are some of the best in the downtown.

A wide range of uses are allowed in the Commercial Downtown District. Come join a vibrant downtown business district!



For More Information Contact:

MANDY REYNOLDS

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www.balfourcommercial.com



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BUILDING INFORMATION

Address: 44 Front Street, Bath ME 04530
Owner: Lincoln-Church, LLC
Space Type: Retail - Commercial
Building Size: 18,589 SF
Available: 1,376 SF
Space: Parking: On-street. No Parking requirement in the C1
Street Frontage: District.±95'
Taxes (2024): \$17,626.95
Zoning: C1 - Downtown Commercial
Tax Map: 26
Year Built: 1863



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50 Sewall Street #200, Portland, Maine 04102

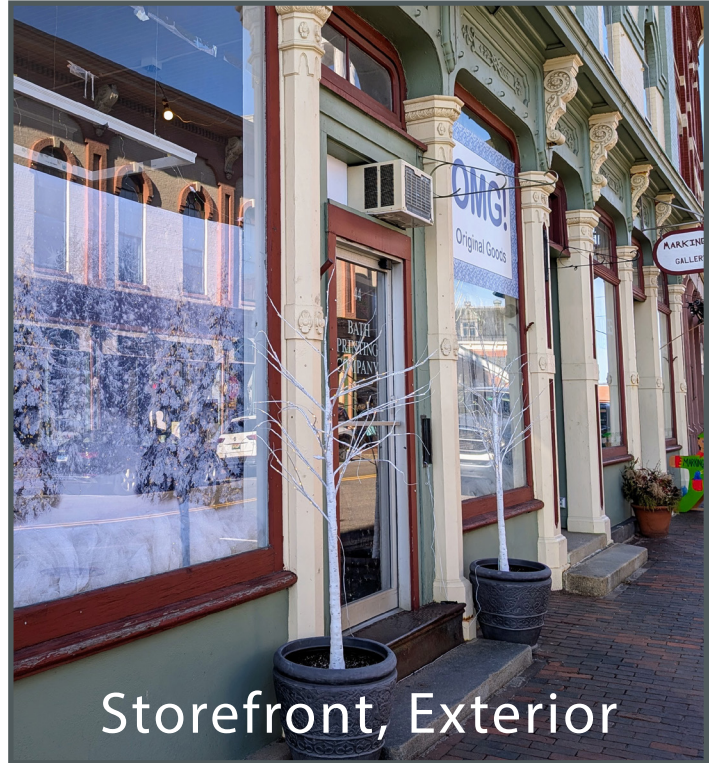
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STOREFRONT PHOTOS

44 FRONT STREET, BATH ME 04530



Storefront, Exterior



Storefront, Exterior



Storefront, Interior



Storefront, Interior

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INTERIOR PHOTOS

44 FRONT STREET, BATH ME 04530



Shop Space, Forward



Shop Space, Forward

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INTERIOR PHOTOS

44 FRONT STREET, BATH ME 04530



Shop Space, Rear



Shop Space, Rear

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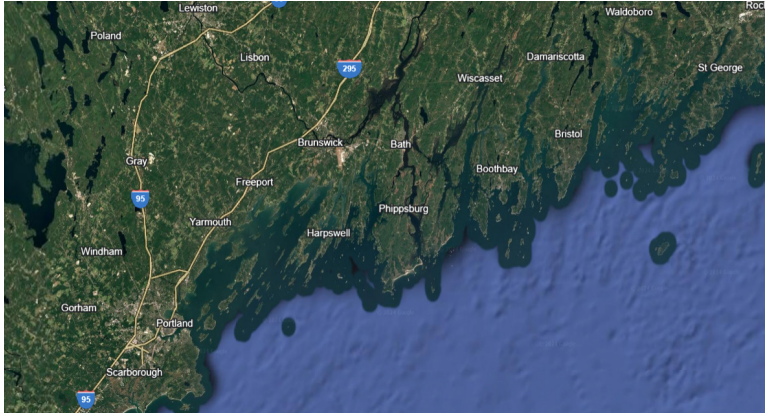
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LOCATION

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Subject property is located at the southern end of Front Street, which is Bath's high street. Front Street runs parallel to the Kennebec River on an upland plane. Front Street runs perpendicular to Centre Street and U.S. Route 1. The property is in the Historic Downtown, also known as the Commercial Business District area.



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EXPENSES

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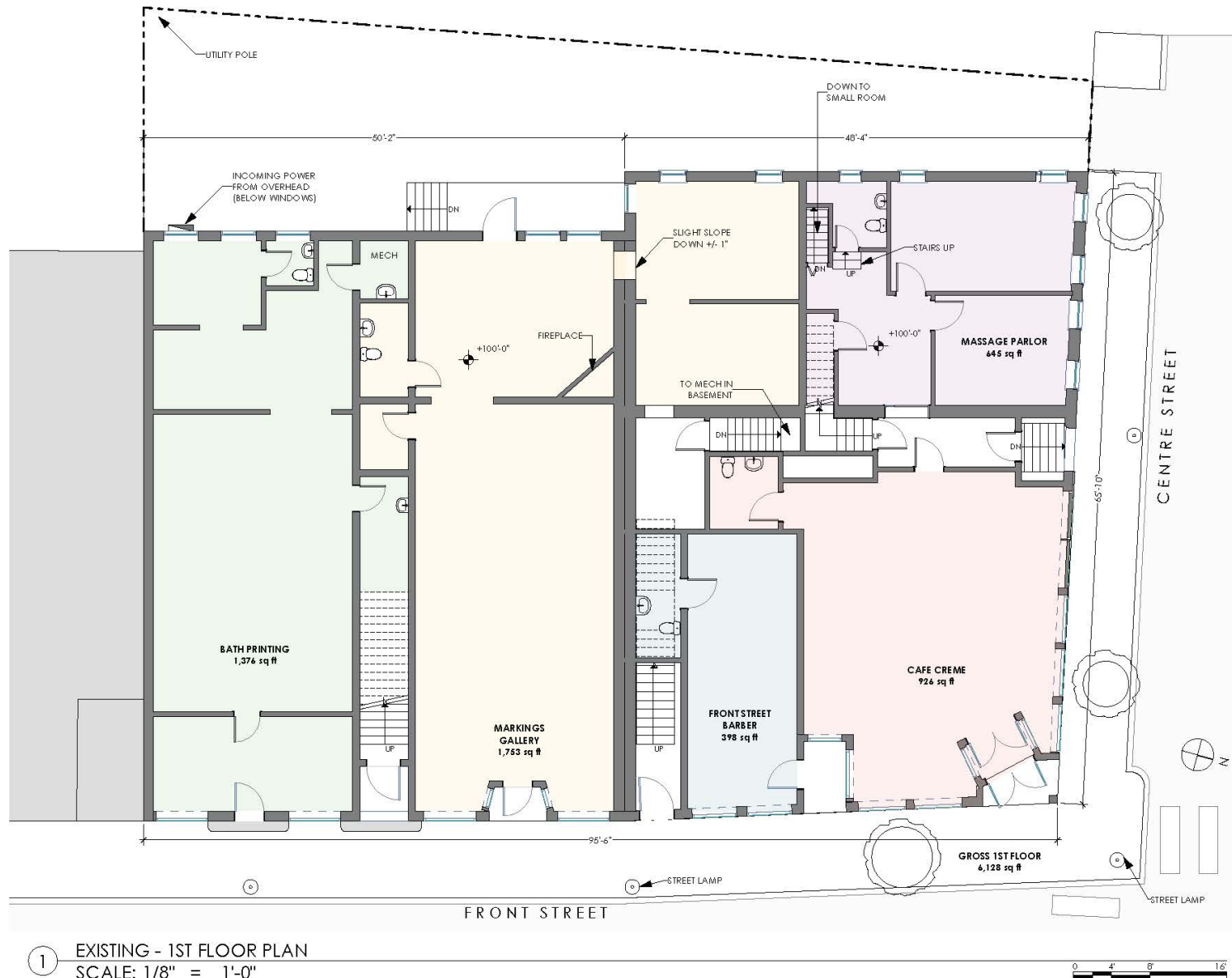
ESTIMATED EXPENSES - ANNUAL

UTILITIES	TYPE	WHO	AMOUNT
ELECTRICITY	Circuit Breakers	TENANT	Variable
SEWER	Public	TENANT	\$275
WATER	Public	TENANT	Variable
HEAT SYSTEM	Steam	TENANT	\$2,500
MAINTENANCE		PRORATED*	EST. \$750
SNOW REMOVAL		CITY	N/A
PROPERTY TAXES (2024)		PRORATED*	\$1,603
BUILDING INSURANCE		PRORATED*	\$242
TOTAL ESTIM. ANNUAL EXPENSES:			\$5,370
TOTAL MONTHLY			\$448
TOTAL NNN PSF (ESTIM.)			\$3.90

*Property Taxes and Building Insurance are prorated based on occupied square footage.

BUILDING PLAN - GROUND FLOOR

44 FRONT STREET, BATH ME 04530



THESE EXISTING CONDITIONS PLANS ARE APPROXIMATE BASED ON FIELD CONDITIONS AND VISUAL INSPECTION. THEY ARE NOT TO BE USED FOR CONSTRUCTION OR AS A REASONABLE LEVEL OF ACCURACY. IT IS ADVISED THAT ALL MEASUREMENTS ARE TO BE VERIFIED IN FIELD FOR CONFIRMATION.

ARCHITECT
Mandy Reynolds
DATE OF ISSUE
10/26/18
PROJECT STATUS
Existing Conditions

Lincoln Block

44-56 Front Street Bath ME 04530

EXISTING FLOOR PLANS

EX-100

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