

FOR SALE



OFFICE/RETAIL BUILDING W/ DRIVE-THRU

14 SWEDEN STREET
CARIBOU, ME 04736

PROPERTY HIGHLIGHTS

- Former bank branch location
- 0.3± acre parcel of land improved with a 7,798± square foot office/retail building and two-lane drive-up window and ATM
- 14± parking spaces
- Located on the corner of the four-way intersection of Main Street (ME-164), Water Street, and Hatch Drive
- Area businesses include U.S. Postal Service, Sweden Street Plaza Shopping Center, Buzzell's, Mascoto's, Caribou Public Library, Dunkin Donuts, Hannaford, and Caribou Theater among others
- Sale Price: \$300,000



THE BOULOS
COMPANY

COMMERCIAL REAL ESTATE

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PROPERTY DETAILS

BUILDING SIZE	7,798± SF
REGISTRY OF DEEDS	Book 2809, Page 276
MAP / LOT	Map 31, Lot 57
ASSESSED VALUE	Land: \$ 22,000 Building: \$688,600 \$710,600
ZONING	Commercial
LOT SIZE	0.30± Acre
STORIES	Two (2)
YEAR BUILT	1974 (per Assessor)
DRIVE-UP WINDOW	Two (2) lane drive-thru
CONSTRUCTION	Masonry
UTILITIES	Municipal water/sewer
PARKING	Fourteen (14) spaces
REAL ESTATE TAXES	\$13,856.70
SALE PRICE	\$300,000

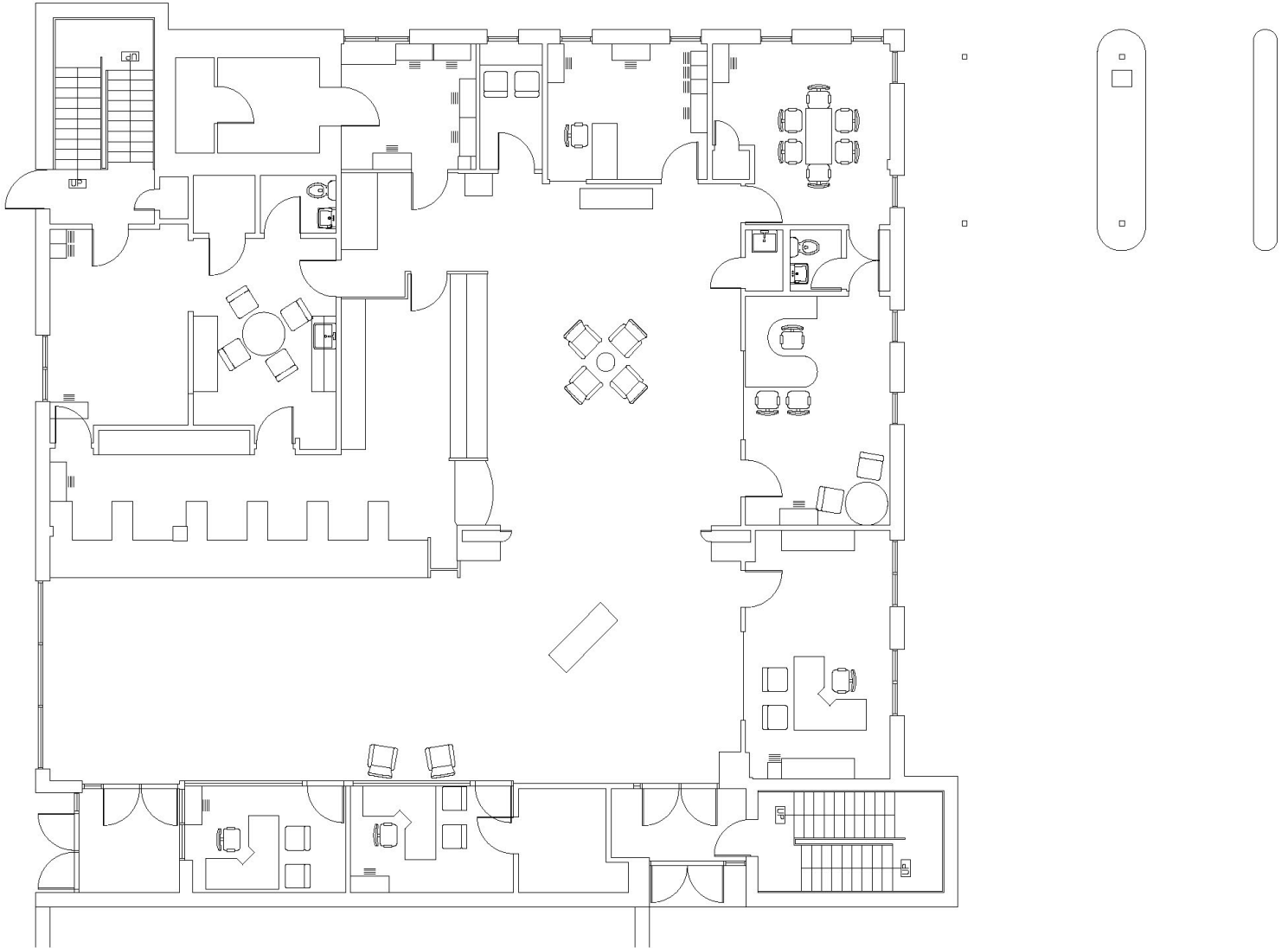


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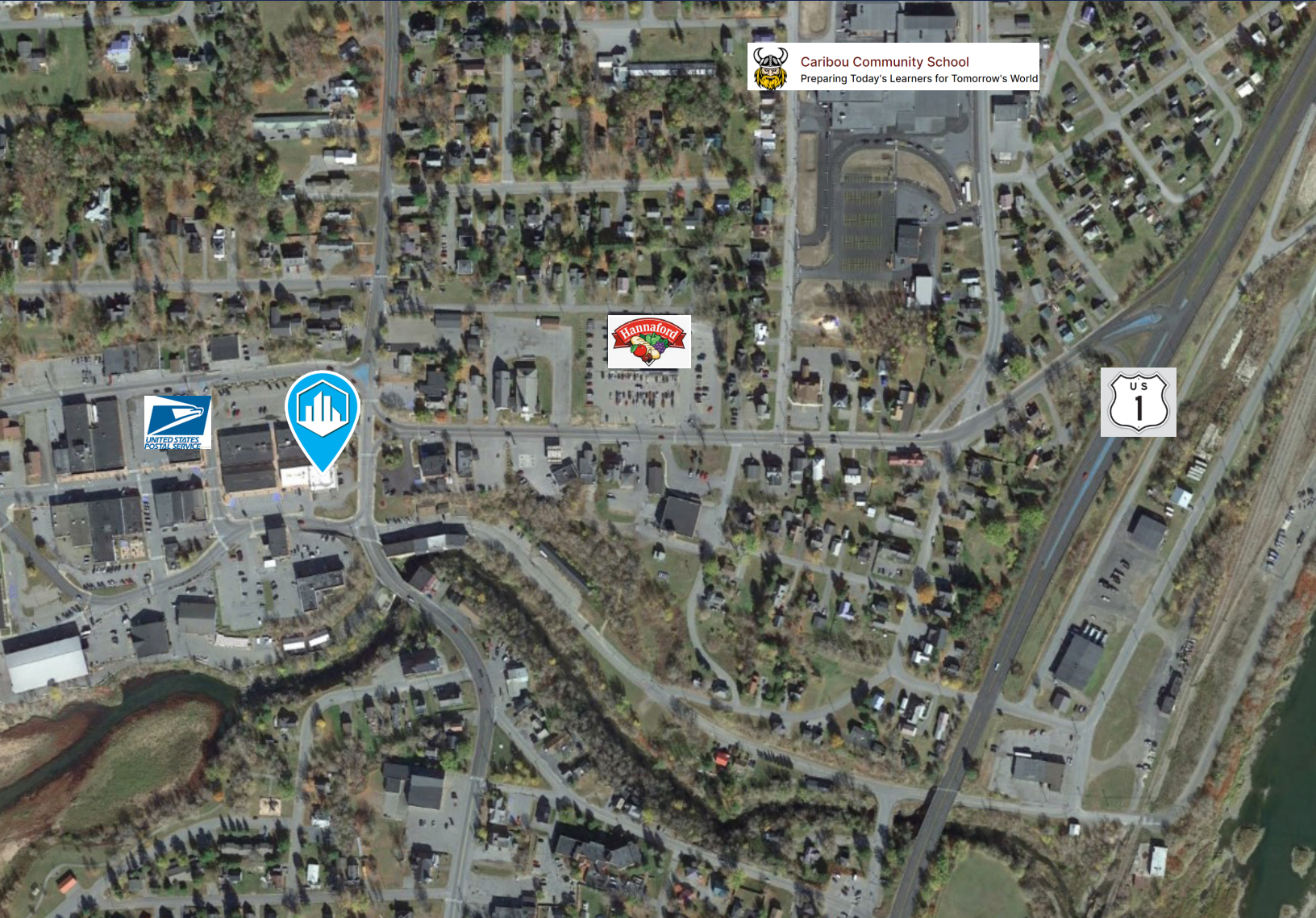



FIRST FLOOR PLAN



FOR SALE | OFFICE/RETAIL BUILDING W/ DRIVE-THRU

14 SWEDEN STREET, CARIBOU, ME 04736



 Caribou Community School
Preparing Today's Learners for Tomorrow's World



CONTACT US



CHRIS PASZYC, CCIM, SIOR
Partner

+1 207.553.1709 D
+1 207.939.4147 C
cpaszyc@boulos.com



CHRIS ROMANO
Associate

+1 207.553.1717 D
+1 207.233.1792 C
cromano@boulos.com

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