

# FOR SALE • RETAIL BUILDING

15 Epps Street • Peaks Island, ME



## UNIQUE OPPORTUNITY

- Commercially zoned 1,456± SF building on Peaks Island with ability for residential conversion on the 2nd level
- 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**



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# PROPERTY SUMMARY

15 Epps Street • Peaks Island, ME



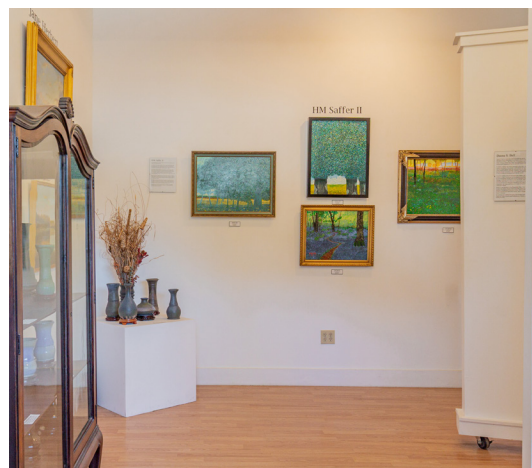
## Site Info

|                 |                                                     |
|-----------------|-----------------------------------------------------|
| OWNER:          | Pamela Williamson                                   |
| DEED:           | Book 40994, Page 275<br>New deed created upon sale  |
| ASSESSOR:       | Map 84, Block 6, Lot 1<br>New lot created upon sale |
| LOT SIZE:       | 5,000± SF                                           |
| SIGNAGE:        | On building                                         |
| PARKING:        | Off-street parking and street parking               |
| ZONING:         | Island Business (I-B)                               |
| FRONTAGE:       | 52.25'± on Island Ave<br>84.39'± on Epps St         |
| PROPERTY TAXES: | TBD                                                 |



## Building Info

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| BUILDING SIZE: | 1,456± SF                                                                     |
| CONSTRUCTION:  | Wood frame                                                                    |
| ROOF:          | Asphalt                                                                       |
| SIDING:        | Cedar siding                                                                  |
| FLOORING:      | Wood                                                                          |
| ELECTRICITY:   | Single phase                                                                  |
| HVAC:          | 1st floor: Stand-alone heating and cooling systems<br>2nd floor: Propane heat |
| UTILITIES:     | No water and sewer connected but public utilities available                   |
| RESTROOM:      | None                                                                          |



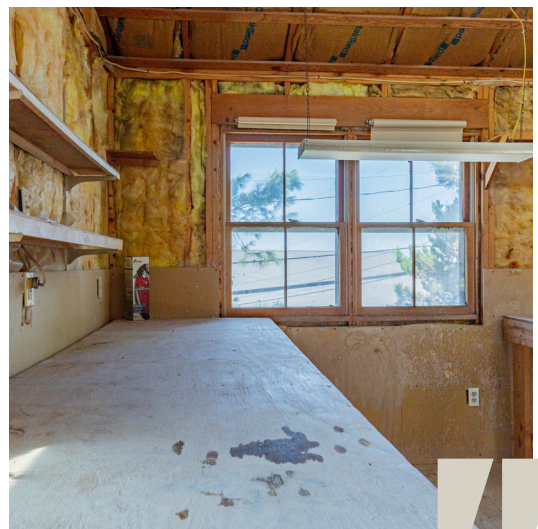
# GALLERY PHOTOS

15 Epps Street • Peaks Island, ME



# WORKSHOP PHOTOS

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# EXTERIOR PHOTOS

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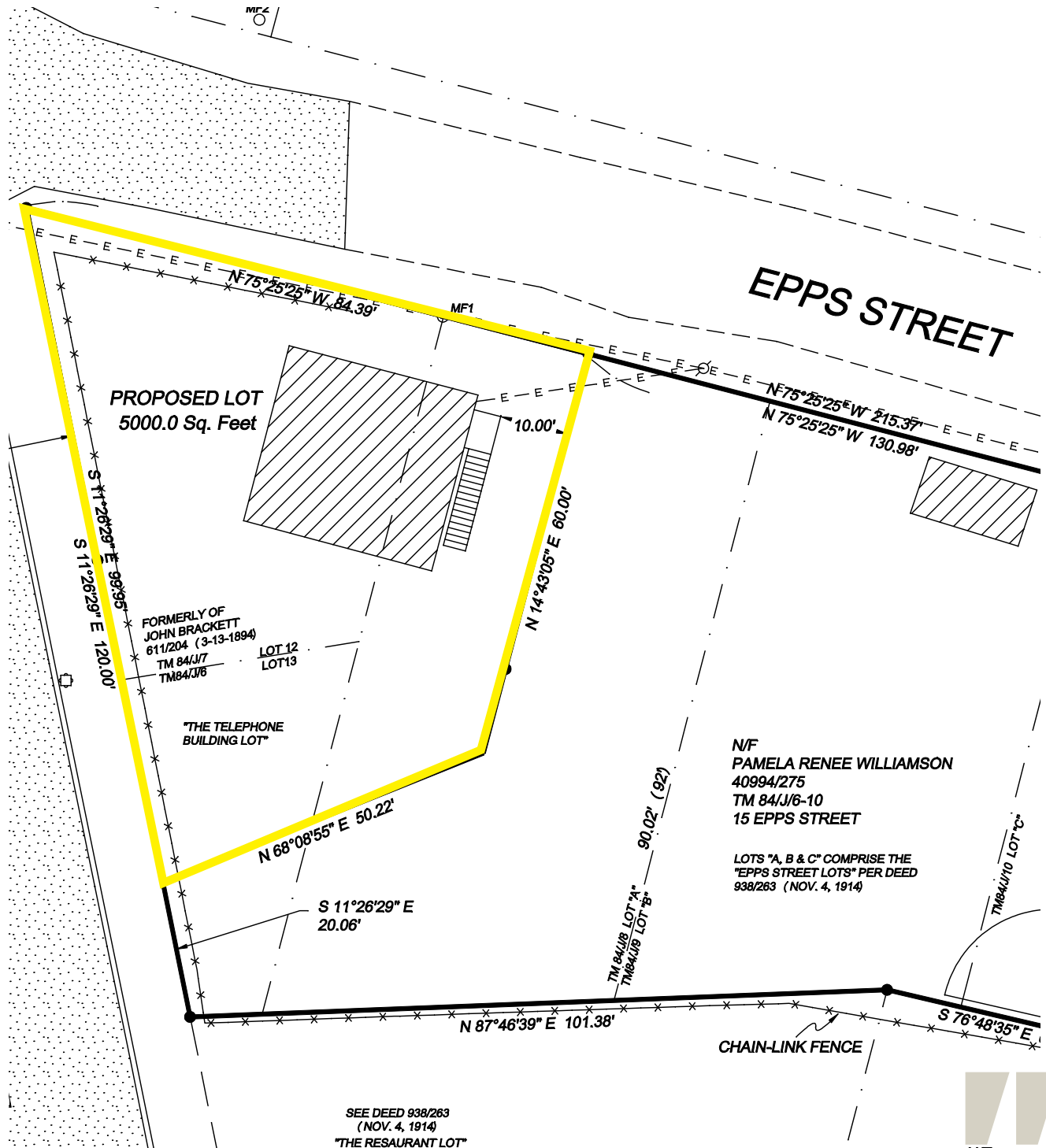
# AERIALS

15 Epps Street • Peaks Island, ME



# SURVEY

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# LOCATION MAP

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