

# FOR SALE OR LEASE



## 21 SYCAMORE ST, MILLINOCKET, ME

<b>PROPERTY DESCRIPTION</b>	Free-span steel building suitable for retail or office use, just off busy Central Street
<b>BUILDING SIZE</b>	5,650 +/- sf
<b>LOT SIZE</b>	1.16 +/- acres
<b>FRONTAGE</b>	170' of frontage on Sycamore St, and 298' on Tamarak
<b>AGE</b>	Built in 1980
<b>PARKING</b>	Ample, on-site; paved in 2019
<b>ROOF</b>	Rubber
<b>LIGHTING</b>	Fluorescent
<b>HEATING</b>	Oil-fired hot air
<b>CEILING HEIGHT</b>	10' - 12'
<b>ELECTRICAL</b>	200 amp
<b>ZONING</b>	Highway Commercial (HC)
<b>ACCESSOR'S REFERENCE</b>	Map U11, Lot 17
<b>ANNUAL TAXES</b>	\$6,276 (FY 24-25)
<b>LEASE PRICE</b>	\$5.25/sf NNN
<b>SALE PRICE</b>	\$325,000

Information furnished is from sources deemed reliable, but no warranty is made to the accuracy thereof. The listing broker hereby discloses that she/he is acting solely as an agent for the seller in the marketing, negotiation, and sale/lease of this property. Broker further discloses that she/he represents the seller's interest and has a fiduciary duty to disclose to the seller information which is material to the sale acquired from the buyer or any other source.

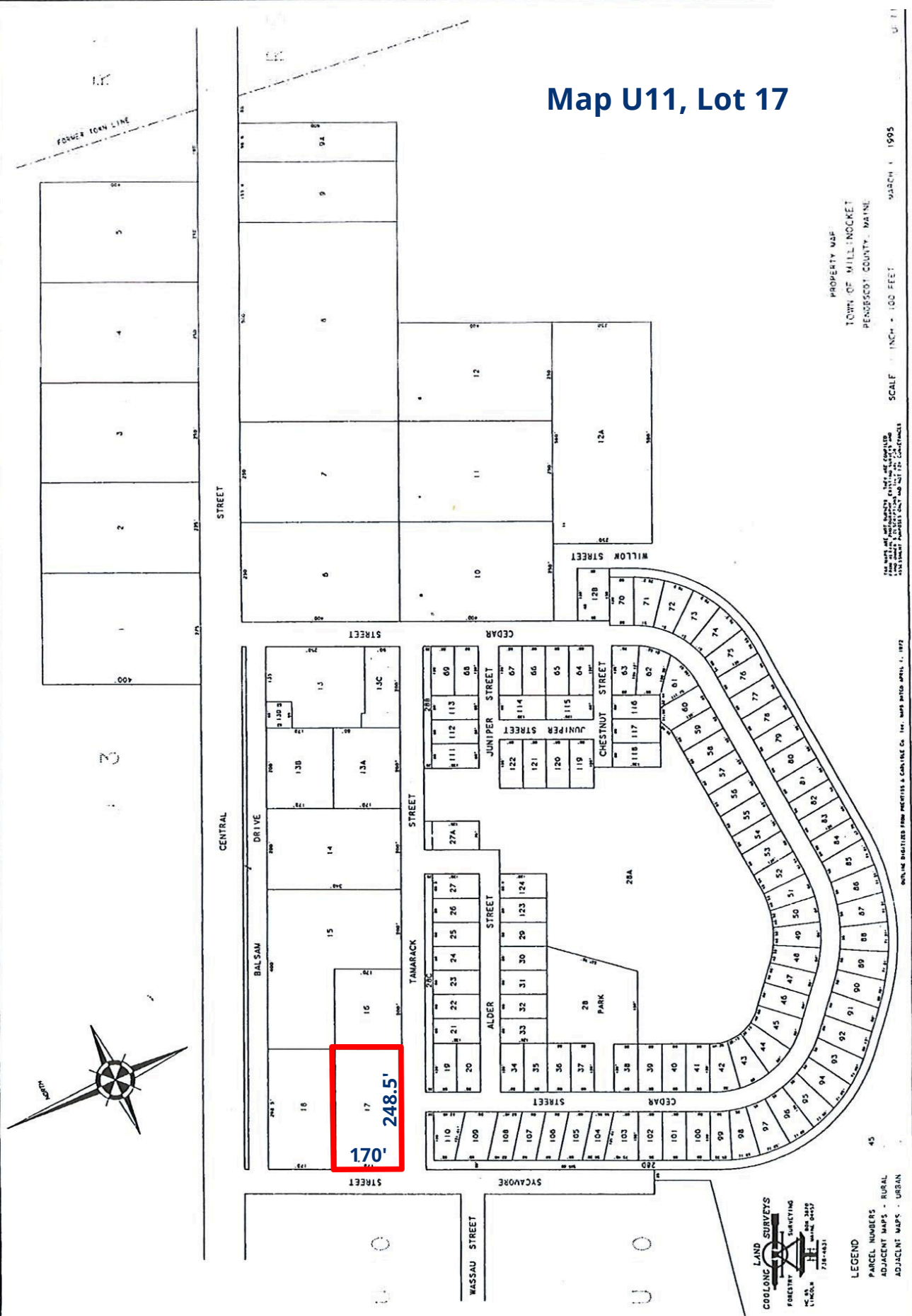
# INTERIOR



# TAX MAP



## Map U11, Lot 17

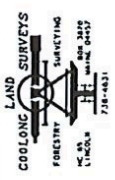


PROPERTY MAP  
TOWN OF MILL NOCKET  
PENNEBSCOT COUNTY, MAINE

SCALE 1 INCH = 100 FEET MARCH 1 1995

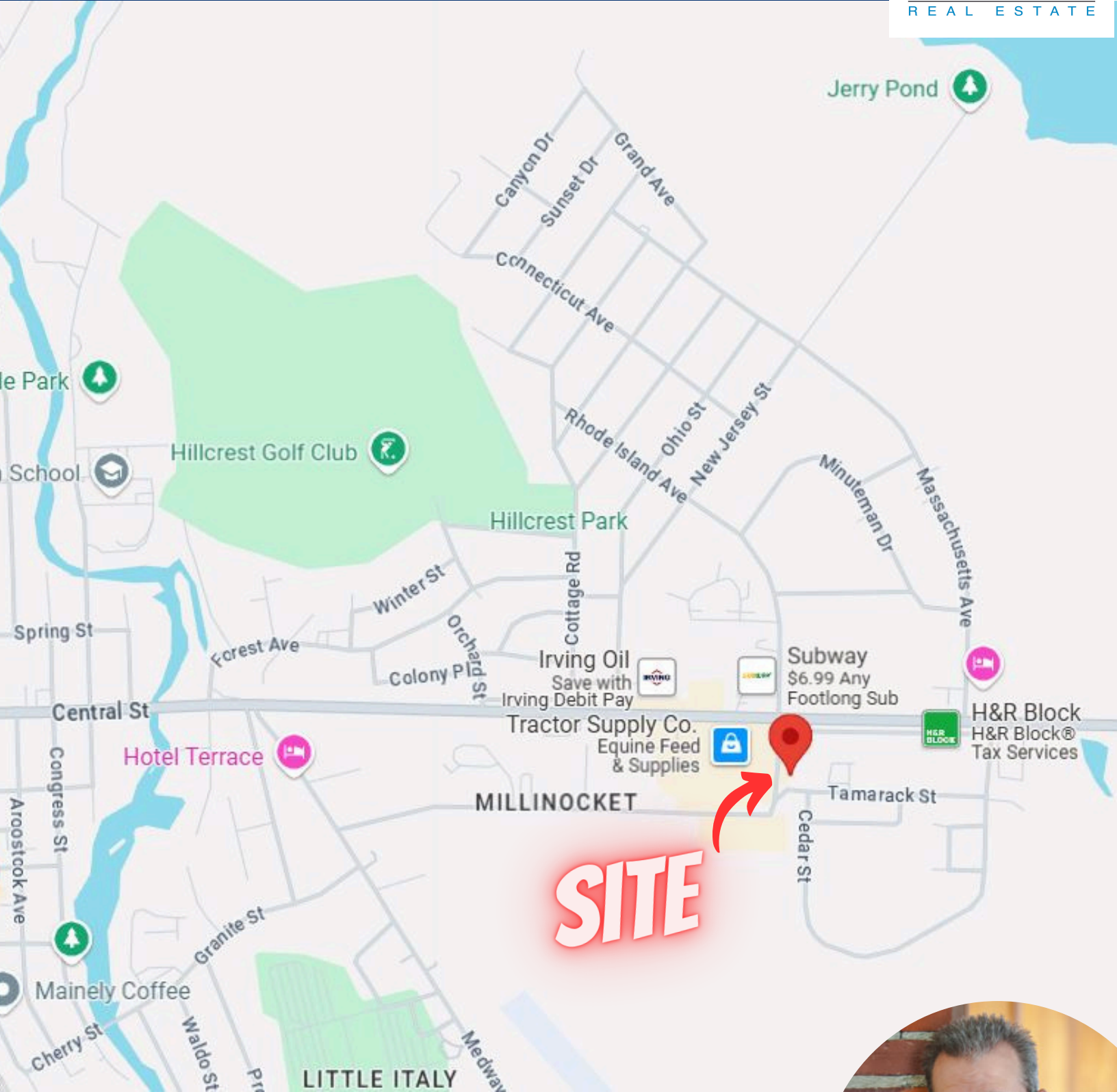
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ONLINE DIGITIZED FROM PHEMIS & CARVILLE Co. Inc. MAPS DATED APRIL 1, 1972



LEGEND  
PARCEL NUMBERS - RURAL  
ADJACENT MAPS - URBAN

# LOCATION MAP



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