

1 & 11 UNION ST - BREWER, ME

PROPERTY DESCRIPTION

With its splendid views of the confluence of the Penobscot River & Kenduskeag Stream, and the skyline of the Bangor business district, this site offers a great opportunity for redevelopment - residential, office, restaurant or mixed-use.

LOCATION

This 2.4 +/- acre property is accessed from North Main St and has easy access from all of the bridges connecting Bangor and Brewer's waterfronts. It abuts the Brewer waterfront and Riverwalk with its growing hospitality, arts and cultural scene and is within easy walking distance of downtown Bangor and Waterfront Concerts' Maine Savings Amphitheater.

ASSESSOR'S REFERENCE Map 29; Lots 124 & 126

RIVER FRONTAGE 390 +/- feet

ZONING Convenience Business

SALE PRICE \$895,000

FOR FURTHER INFO, CONTACT: DAVID HUGHES

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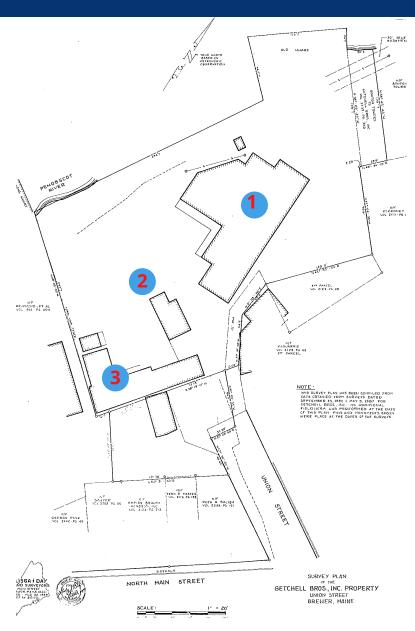
epsteincommercial.com

207-945-6222



SITE PLAN





The site is currently improved with three buildings:

- **Building 1:** 13,027 +/- sf with 12' ceilings; historically served as freezer storage and ice manufacturing
- **Building 2:** 1,305 +/- sf; two story brick office building
- **Building 3:** 4,835 +/- sf; cold storage building with 12' 14' ceilings

Information furnished is from sources deemed reliable, but no warranty is made to the accuracy thereof. The listing broker hereby discloses that she or 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 or 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.





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- Maine Savings Amphitheater
- Hollywood Casino
- Cross Insurance Center
- Bangor Savings Bank
- High Tide Restaurant