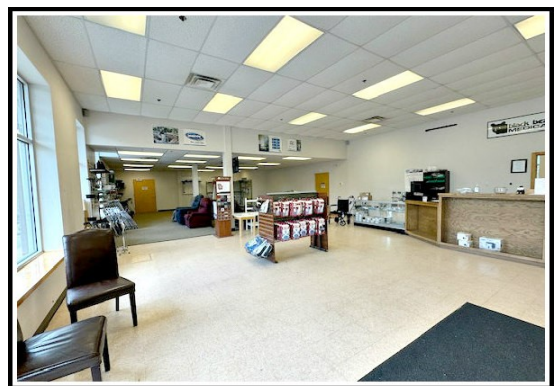


Commercial Lease Space, Bangor ME

1113 Stillwater Avenue
Bangor, Maine

**MAINE
COMMERCIAL
REALTY**

207-945-4500



1113 Stillwater Avenue, Bangor, Maine

Located next to Bangor's popular Natural Living Center, this modern commercial unit is perfect for a variety of business operations, including retail, service or office use. It contains 5,840 sf of versatile space and features a convenient open layout, multiple private offices, two ADA compliant restrooms, small loading dock, overhead delivery door and multiple storage areas with mezzanine. Surrounding businesses include BJ's, Target, Lowe's, Burlington Coat, Walmart and many others. Don't miss this opportunity to establish your business in this prime Bangor Mall area!

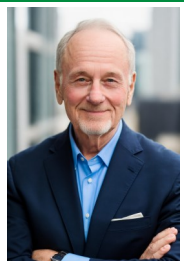
Lease Rate: \$14.00 psf NNN

**MAINE
COMMERCIAL
REALTY**

One Merchants Plaza, Ste 303
Bangor, ME 04401



Broker: John Bonadio
Office: 207-945-4500
Cell: 207-944-6786
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MaineCommercial.com



All information furnished in this document is from sources deemed reliable but no warranty is made as to the accuracy contained herein. The listing broker is acting solely as an agent for the owner in the marketing, negotiating, sale or lease of this property. Broker further discloses she represents the property owner's interest and has a fiduciary duty to disclose to the owner any information which is material to the sale or lease acquired by any buyer or tenant.

1113 Stillwater Avenue, Bangor, Maine

General Property Information

<u>Owner of Record:</u>	Grin N Bearit, LLC
<u>Location:</u>	Corner of Stillwater Ave and Longview Drive, Bangor ME
<u>Assessors Reference:</u>	Map R69, Lot 001-M
<u>Deed Reference:</u>	Penobscot County Registry – Book 8652, Page 350
<u>Lot Size:</u>	1.53 +/- Acres
<u>Zoning:</u>	GC&S – General Commercial & Service
<u>Access & Egress:</u>	Longview Drive Access with Plentiful Parking
<u>Impervious Surface:</u>	Asphalt driveway and parking lot
<u>Building Size:</u>	Total Building Size: 15,358 sf Available Space: 5,820 sf
<u>Lease Rate:</u>	\$14.00 pf NNN (Projected CAM \$3.50 psf)
<u>O/H Access:</u>	Ground Level Overhead Delivery Door and Small Loading Dock
<u>Construction:</u>	Masonry Construction/New Rubber Membrane Roof/ Drywall Interior walls/ Monolithic reinforced concrete slab.
<u>Heat & AC System:</u>	Roof mounted Natural Gas HVAC Units
<u>Electrical Service:</u>	200 amp
<u>Utilities:</u>	Public Water & Sewer, Natural Gas, Versant Power Electric Service
<u>Restrooms:</u>	(2) – ADA Compliant Restrooms
<u>Special Features:</u>	Building is fully Sprinklered, Excellent Pylon & Building Signage
<u>Neighborhood:</u>	The neighborhood is predominantly commercial in nature with some office, medical, big box retail and service businesses nearby.
<u>Description:</u>	Multi-Tenant Commercial Building Located on the Corner of Stillwater Avenue and Longview Drive in the Desirable Bangor Mall Area of Bangor. The subject space contains 5,820 SF and features a convenient open layout, multiple private offices, two ADA compliant restrooms, overhead delivery door and small loading dock. There is ample indoor storage including a mezzanine. The site offers generous on-site parking for both customers and staff.
<u>Availability:</u>	September 1, 2024

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