

FOR SALE



408 HARLOW ST - BANGOR, ME

PROPERTY DESCRIPTION Versatile mixed-use property featuring professional office space, flexible shop and storage areas, and six two-bedroom apartments with ample on-site parking. The combination of commercial and residential space offers multiple income opportunities, making this an attractive option for investors, businesses or owner-occupants.

LOCATION Located in downtown Bangor on Harlow Street, adjacent to the Kenduskeag Stream, the building offers great visibility and easy access. It is within walking distance to the heart of downtown and approximately one mile to I-95.

BUILDING SIZE	Office:	3,000 +/- sf
	Shop / Storage:	1,636 +/- sf
	6 Apartments:	<u>6,000 +/- sf</u>
	Total:	10,636 +/- sf

LOT SIZE	.68 +/- acres
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ZONING	Urban Service District (USD)
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SALE PRICE	\$625,000.00
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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.

BUILDING DETAILS

YEAR BUILT 1880, remodeled in 2001 & 2010

ASSESSOR'S REFERENCE Map 40, Lot 1B

PARKING Ample on-site

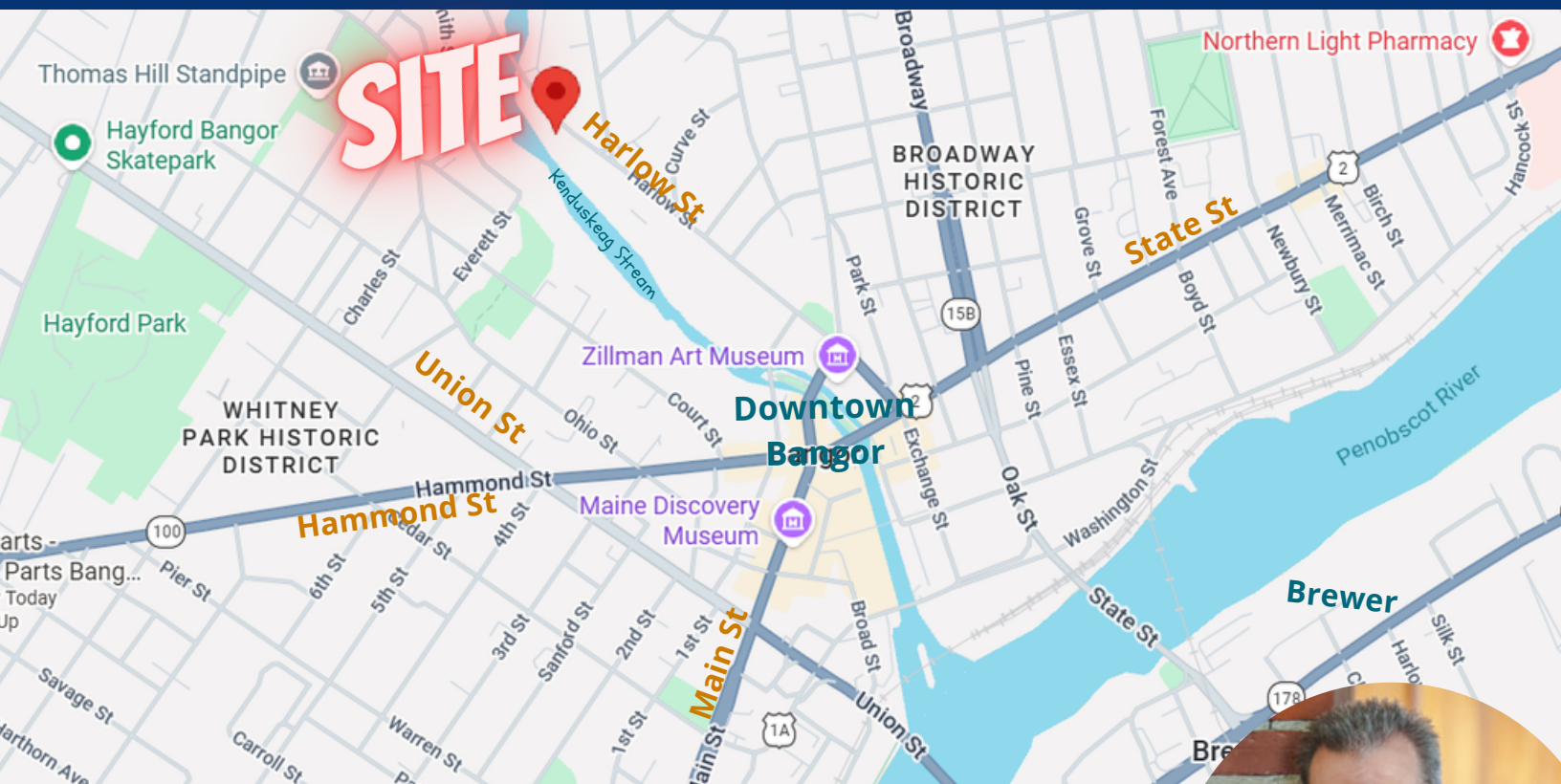
HEATING Oil-fired radiant heat on 1st floor, baseboard heat on lower & 2nd floors

WATER & SEWER Municipal

ROOF Ballasted rubber membrane

FINANCIALS Available from Broker

LOCATION MAP



FOR FURTHER INFO, CONTACT: DAVID HUGHES

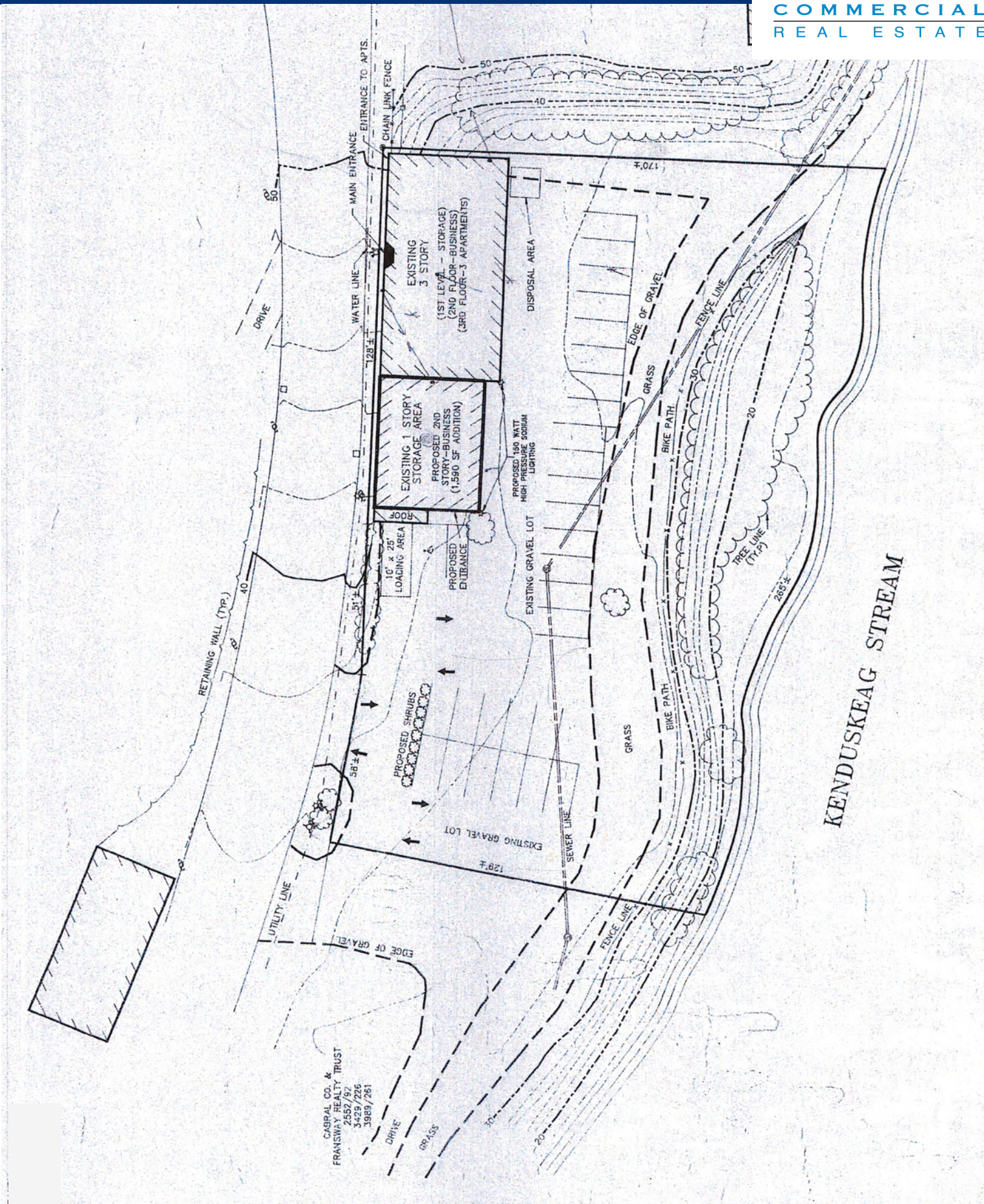
 dhughes@epsteincommercial.com

 epsteincommercial.com

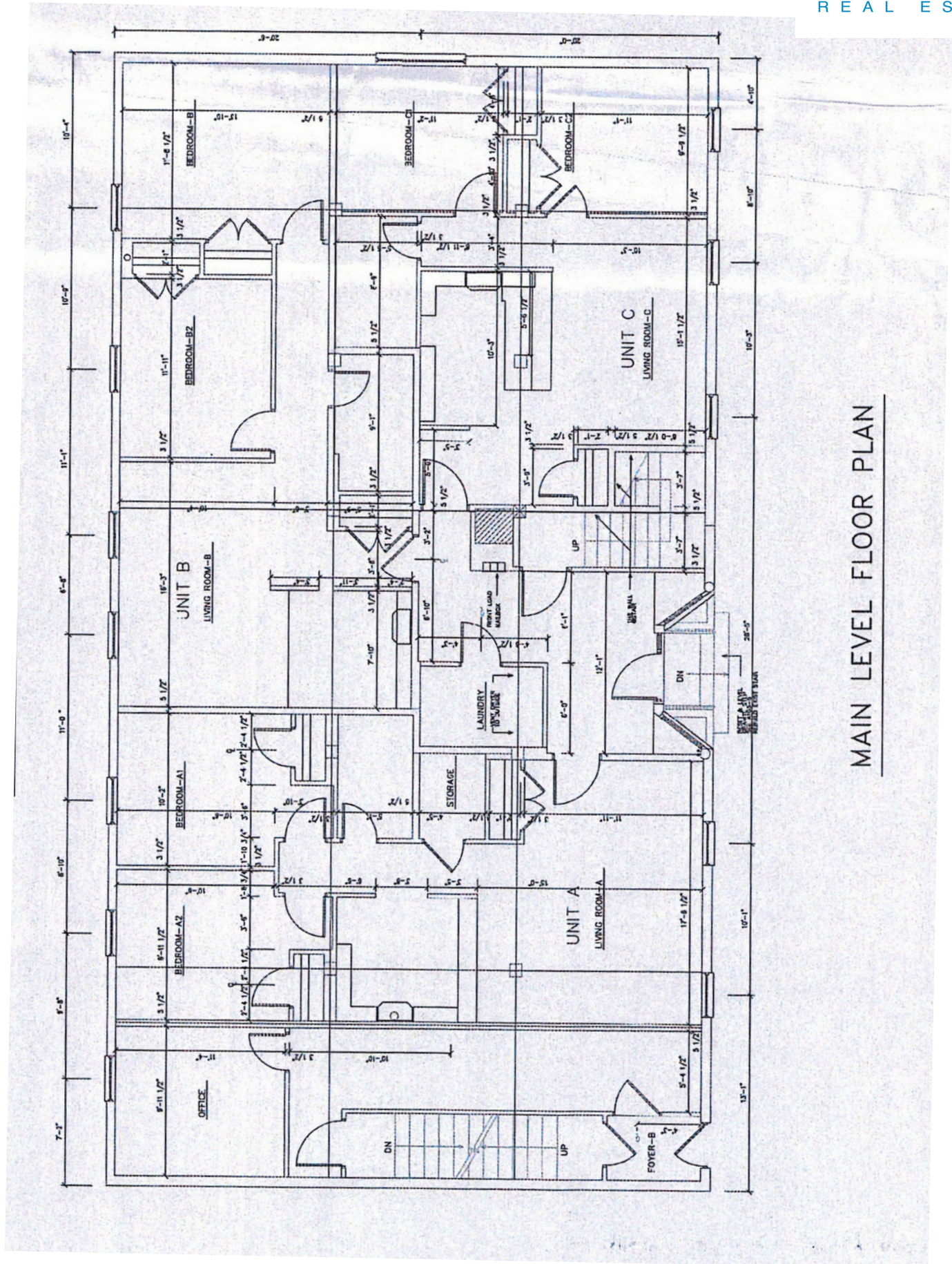
 207-945-6222



SITE PLAN

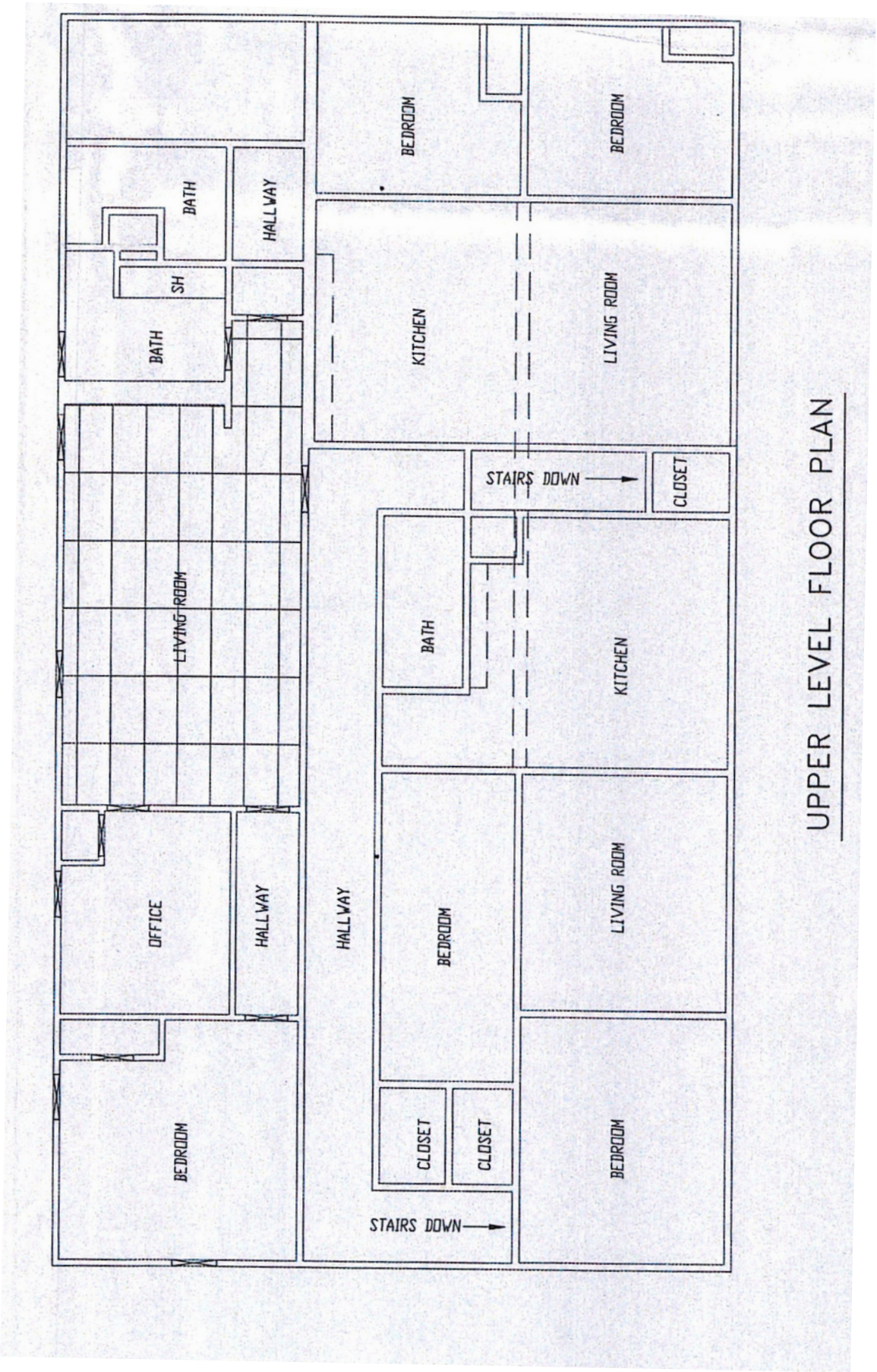


MAIN LEVEL FLOOR PLAN



MAIN LEVEL FLOOR PLAN

UPPER LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN

LOWER LEVEL FLOOR PLAN

