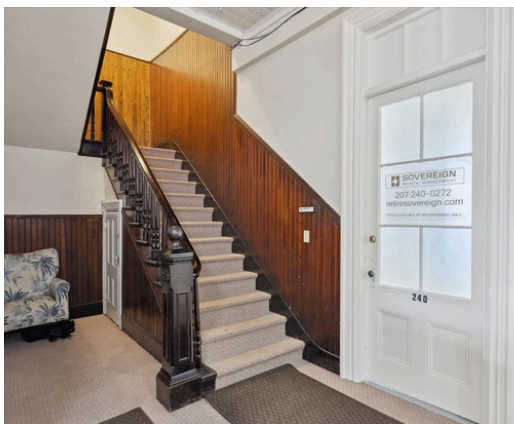


# 43-49 MAIN STREET, BANGOR FOR SALE



## About Property

Own a piece of historic Downtown Bangor with the Rines Building, a versatile commercial mixed-use property spanning 43-49 Main Street. This expansive 13,380+ sq. ft. building offers a diverse income stream, featuring retail, office, and residential spaces—perfect for investors or owner-occupants. The first floor features two retail storefronts. One is a 1,540 sq. ft. space currently leased to a toy store, complete with a kitchenette, half bath, rear offices, and access to a finished basement. The second, a 5,000 sq. ft. vacant store front, presents an excellent owner-occupied business or investment opportunity. Previously home to a gift shop for over 40 years, it boasts an elegant mezzanine overlooking the showroom, a break room, kitchen, half bath, and ample storage. With its prime downtown location, strong rental potential, and mix of commercial and residential spaces, this property is an exceptional investment opportunity.

## Property Features

- Mixed Use
- 13,380 Sq. Ft.
- Off - Street Parking
- 2 Retail Storefronts
- Offices on 2<sup>nd</sup> floor
- 3 Apartment Units on 3<sup>rd</sup> floor
- Historical Downtown Location
- Natural Gas Heating
- Coin-Op Laundry



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