

# FOR SALE

FREESTANDING  
OFFICE  
BUILDING



## 49 CONGRESS STREET RUMFORD, ME 04276

- 14,030± SF, three-story, Class A office building in the heart of downtown Rumford
- Very well maintained property includes elevator access to all floors, sprinklers throughout, a bright, welcoming lobby, large windows and beautiful architectural details throughout
- In the heart of Rumford, nearby businesses include Walgreens, Dunkin, USPS, United Insurance, Hotel Rumford and more
- \$649,900



  
**THE BOULOS  
COMPANY**  
COMMERCIAL REAL ESTATE



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RUMFORD, ME 04276

## PROPERTY DETAILS

<b>OWNER</b>	Spurwink Services, Inc.
<b>ASSESSOR'S REFERENCE</b>	Map 117, Lot 264
<b>BUILDING SIZE</b>	14,030± SF
<b>LOT SIZE</b>	0.28± Acres
<b># OF STORIES</b>	Three (3)
<b>ASSESSED VALUE</b>	Land: \$ 42,100 Bldg: \$ 993,500 Total: \$1,035,600
<b>BOOK/PAGE</b>	5817/975
<b>CONSTRUCTION</b>	Brick
<b>HVAC</b>	Air handling unit with VAVS HB Smith boiler (oil)
<b>ROOF</b>	Gable, asphalt shingle
<b>ZONING</b>	Commercial
<b>LOT FRONTAGE</b>	455' on Webber Brook Road 397' on Pottle Road
<b>UTILITIES</b>	Public water/sewer
<b>SPRINKLERS</b>	Yes, wet
<b>PARKING</b>	On-site paved parking
<b>SALE PRICE</b>	\$649,900
<b>REAL ESTATE TAXES</b>	Property is currently tax exempt. However, based on the 2024 Mil Rate of \$22.18, taxes would be \$22,969.61.

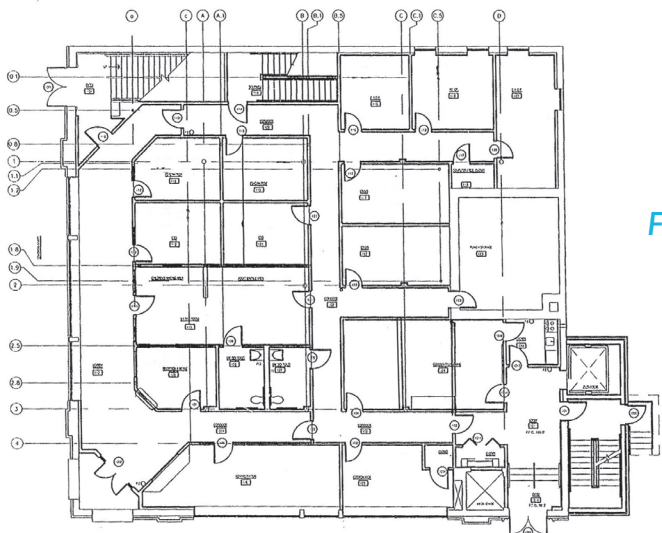


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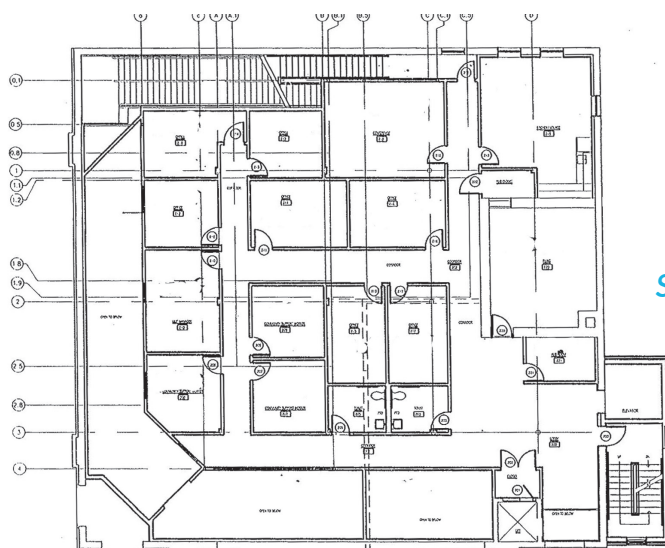
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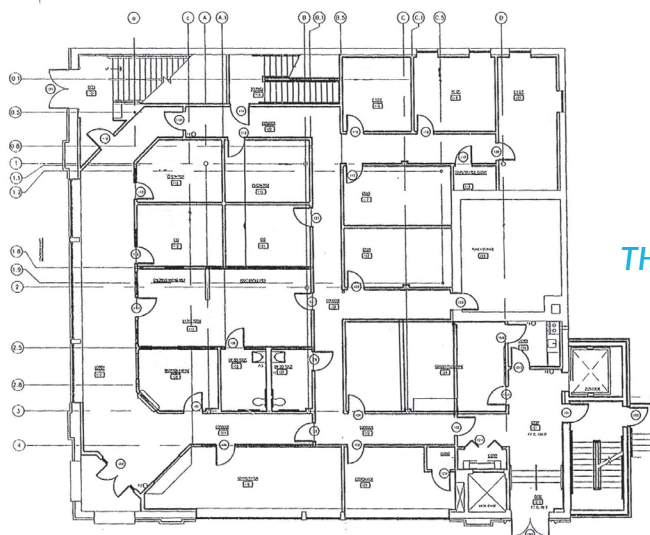
## FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR





Image © 2024 Airbus

## CONTACT US



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