

FOR SALE



OFFICE/RETAIL BUILDING W/ DRIVE-THRU
14 SWEDEN STREET
CARIBOU, ME 04736

PROPERTY HIGHLIGHTS

- Former bank branch location
- 0.3± acre parcel of land improved with a 7,798± SF office/retail building and two-lane drive-up window and ATM
- 14± parking spaces
- Located on the corner of the four-way intersection of Main Street (ME-164), Water Street, and Hatch Drive
- Area businesses include U.S. Postal Service, Sweden Street Plaza Shopping Center, Buzzell's, Mascoto's, Caribou Public Library, Dunkin Donuts, Hannaford, and Caribou Theater among others
- Sale Price: \$300,000



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PROPERTY DETAILS

OWNER	Lemonade MM TD Caibou, LLC
BUILDING SIZE	7,798± SF
REGISTRY OF DEEDS	Book 6720, Page 181
MAP / LOT	Map 31, Lot 57
ASSESSED VALUE	Land: \$ 23,000 Building: \$507,400 \$530,400
ZONING	Commercial
LOT SIZE	0.30± Acre
STORIES	Two (2)
YEAR BUILT	1974 (per Assessor)
DRIVE-UP WINDOW	Two (2) lane drive-thru
CONSTRUCTION	Masonry
UTILITIES	Municipal water/sewer
PARKING	Fourteen (14) spaces
REAL ESTATE TAXES	\$11,668.80 (2025)
SALE PRICE	\$300,000

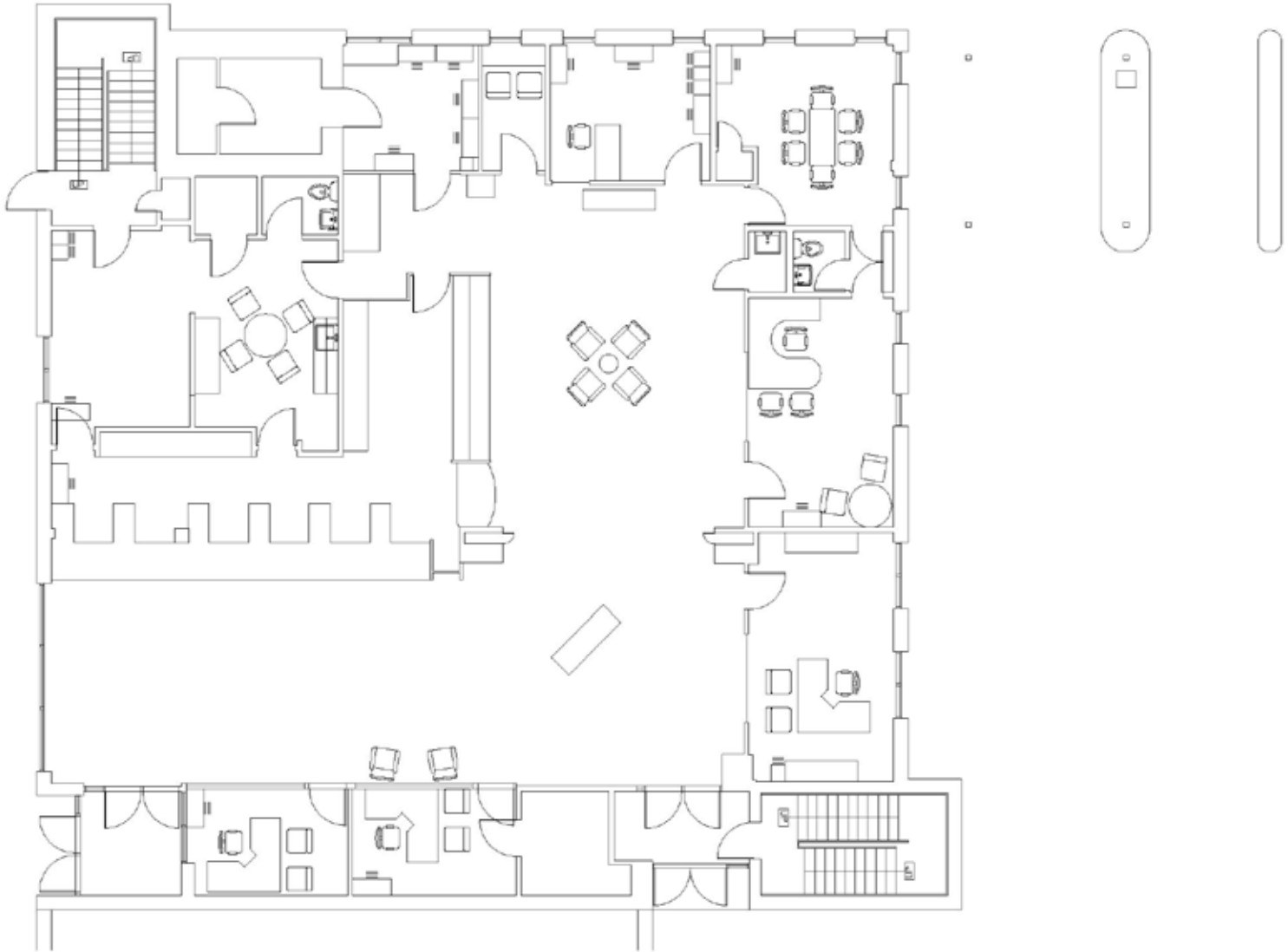


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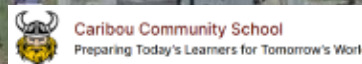
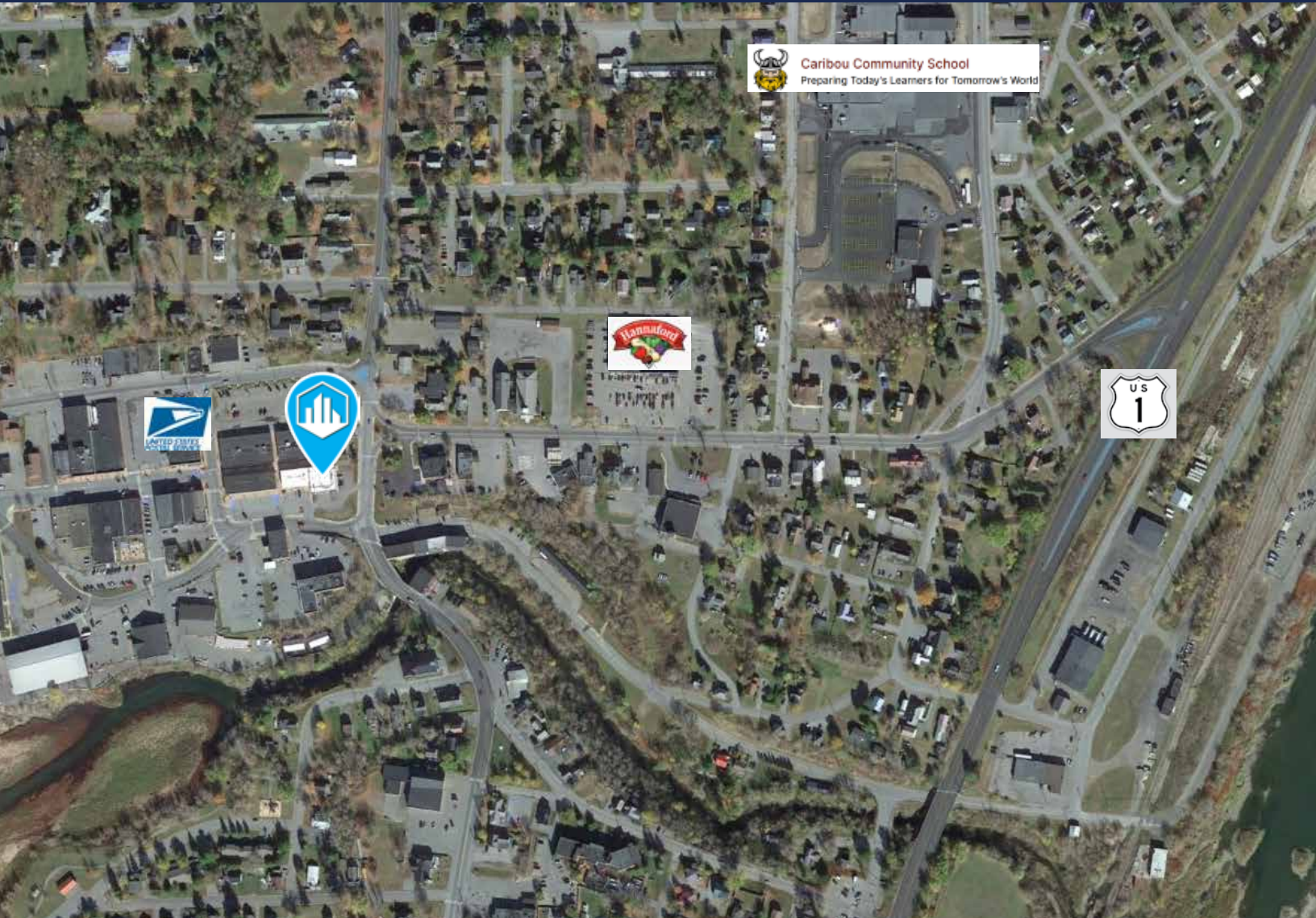


FIRST FLOOR PLAN



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