

# 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



THE BOULOS  
COMPANY

# FOR SALE | OFFICE/RETAIL BUILDING W/ DRIVE-THRU

14 SWEDEN STREET, CARIBOU, ME 04736



## 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: <u>\$507,400</u> \$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

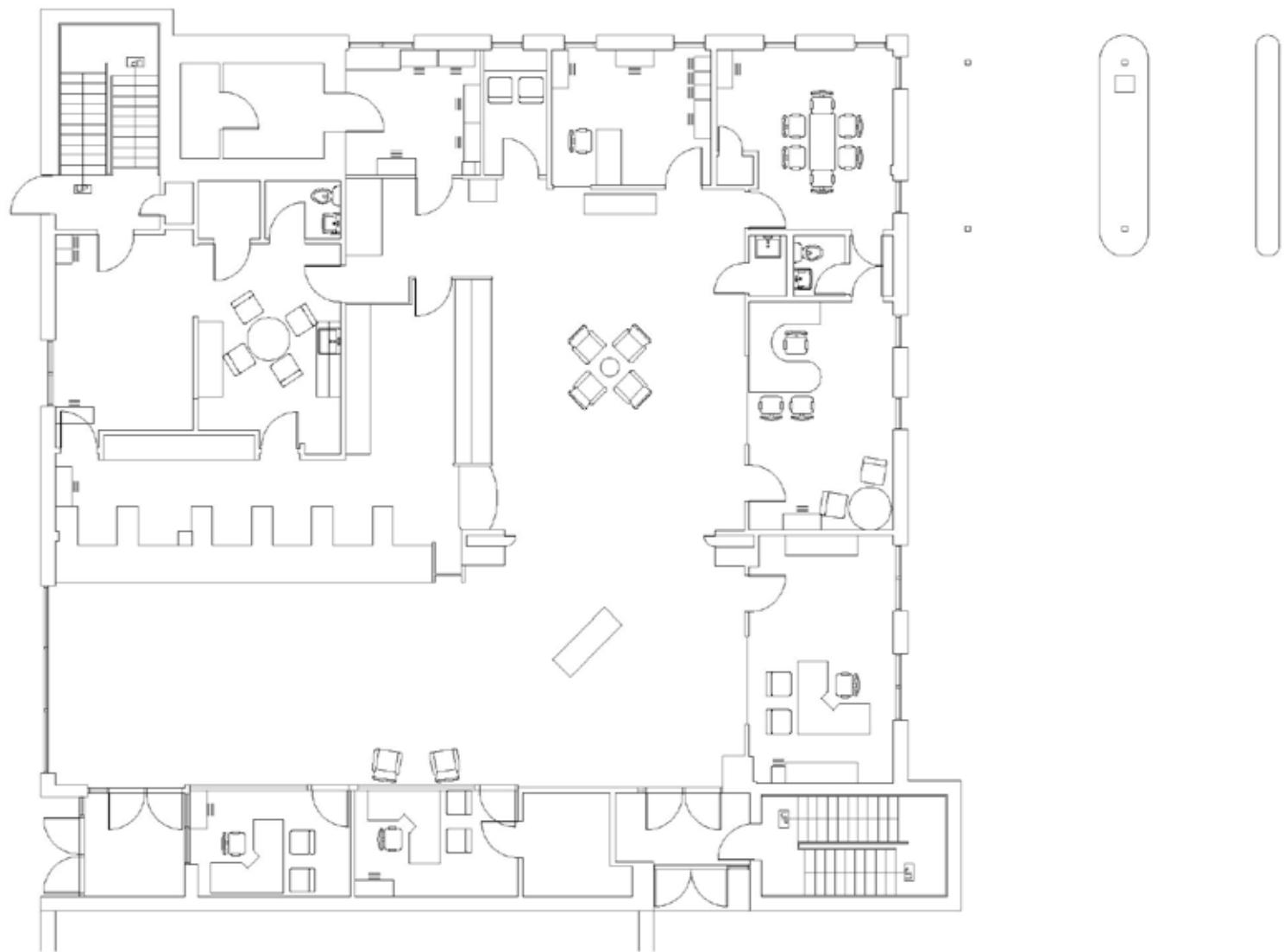


**FOR SALE | OFFICE/RETAIL BUILDING W/ DRIVE-THRU**

**14 SWEDEN STREET, CARIBOU, ME 04736**

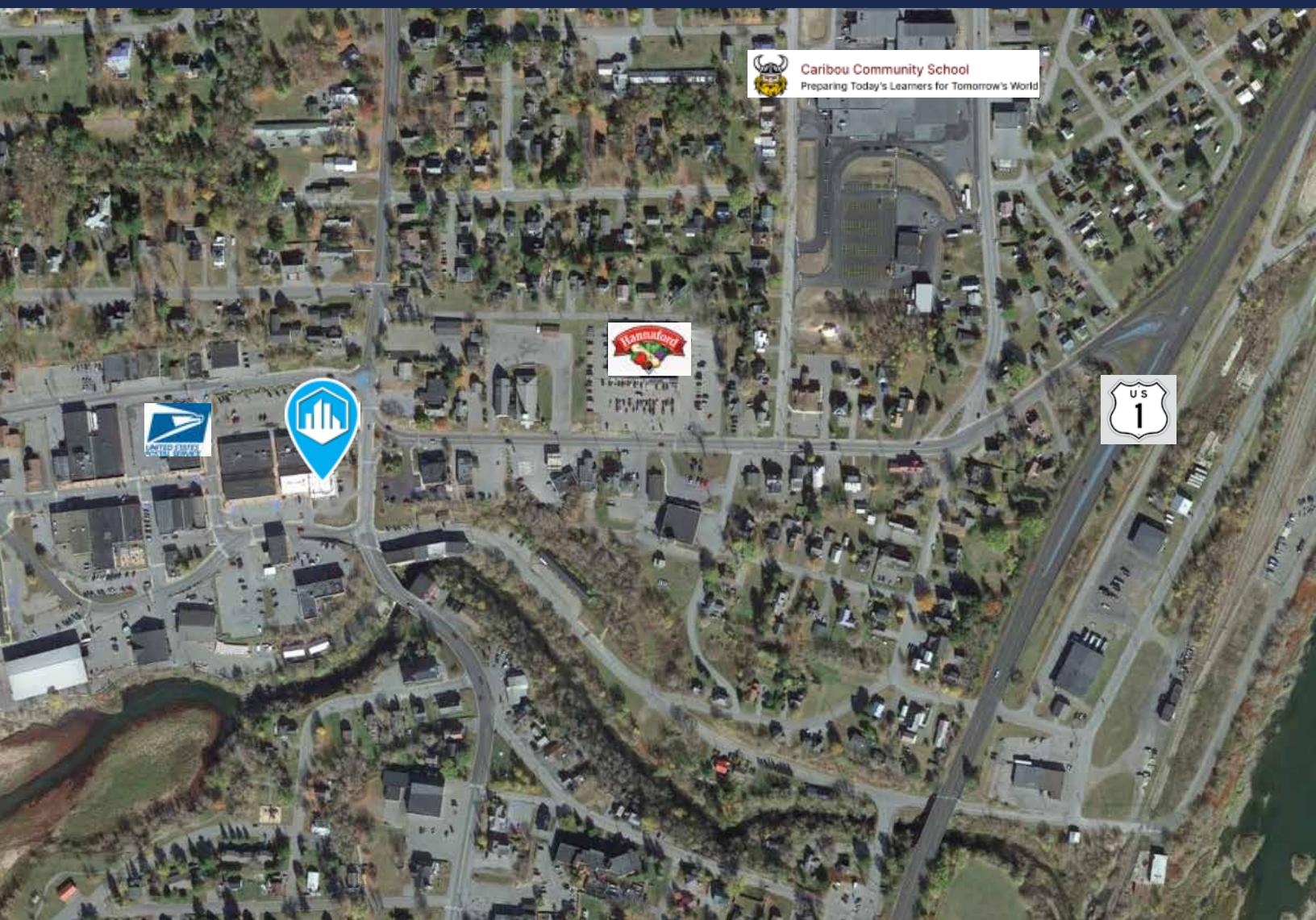


## FIRST FLOOR PLAN



# FOR SALE | OFFICE/RETAIL BUILDING W/ DRIVE-THRU

14 SWEDEN STREET, CARIBOU, ME 04736



## CONTACT US



**CHRIS PASZYC, CCIM, SIOR**  
Managing Partner  
+1 207.553.1709 D  
+1 207.939.4147 C  
[cpaszyc@boulos.com](mailto:cpaszyc@boulos.com)



**CHRIS ROMANO**  
Associate  
+1 207.553.1717 D  
+1 207.233.1792 C  
[cromano@boulos.com](mailto:cromano@boulos.com)

©2025 The Boulos Company, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.