

FOR SALE OR LEASE

Retail Building | 25,830± SF

\$2,600,000 | \$12.00/SF NNN



116 Bangor Mall Boulevard, Bangor

Property Highlights

- *Books-A-Million Building*
- *Premier Bangor Retail Location*
- *Flexible Zoning*



Property Description

We are pleased to offer this 25,830± SF stand-alone retail building for sale or lease at 116 Bangor Mall Boulevard in Bangor. This is a premier retail location in the heart of the Bangor Mall District. The property is a Books-A-Million building, and the space includes a full kitchen/cafe and a second floor with a large atrium and elevator for two true floors of functional retail. The property offers great visibility from I-95, Stillwater Ave and Hogan Road. The zoning allows for many creative adaptive reuses as well as traditional retail. *Books A Million is still an operating business in this space, please do not disturb the tenant.*

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116 Bangor Mall Blvd

Property Overview

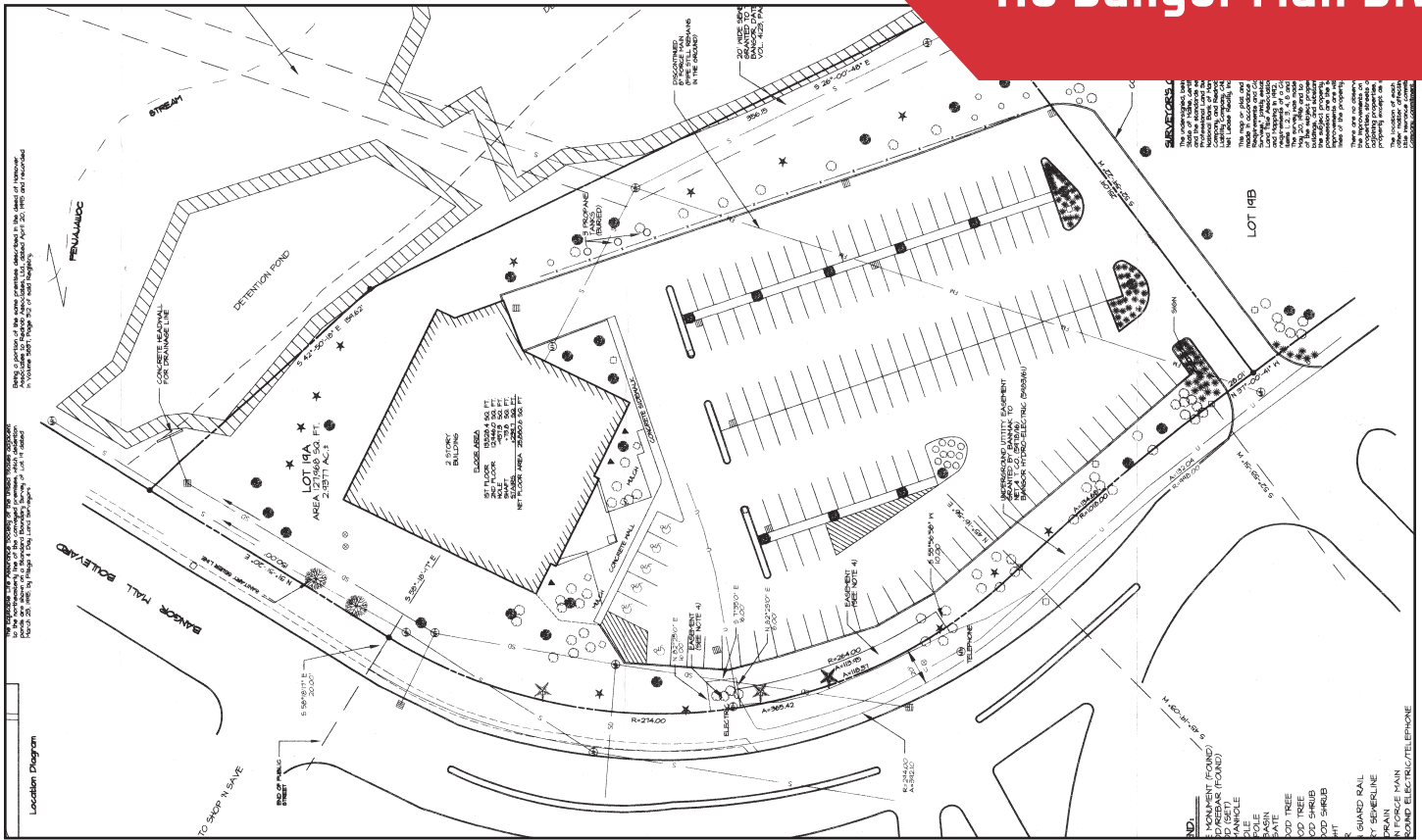
Owner	Commercial Net Lease Realty, Inc.	
Building Size	25,830± SF	
Available	June 2024 (Please note Books A Million is still operating business in this space, do not disturb the tenant)	
Land Area	2.94± acres	
Space Breakdown	1 st Floor	13,528.4 SF
	2 nd Floor	12,946.0 SF
	Hole	-957.3 SF
	Elevator Shaft	73.8 SF
	Stairs	239.7 SF
	Net Floor Area	25,830.6 SF
Assessor's Reference	Map R61, Lot 019	
Deed Reference	Book 6155, Page 232	
Annual Taxes	\$70,757.34 (2023)	
Zoning	S&PS, SP	
Year Built	1996	
Loading Dock	One (1)	
Roof	Rubber membrane	
Flooring	Carpet	
Utilities	Public water and sewer	
HVAC	Forced hot air	
Sprinkler System	Yes	
Parking	156±	
Accessibility	Yes, elevator	

FOR SALE : \$2,600,000 - FOR LEASE : \$12.00/SF NNN

116 Bangor Mall Blvd

CHILDREN'S





The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.