

For Sale
Office/Retail Building
21,230± SF | \$1,600,000

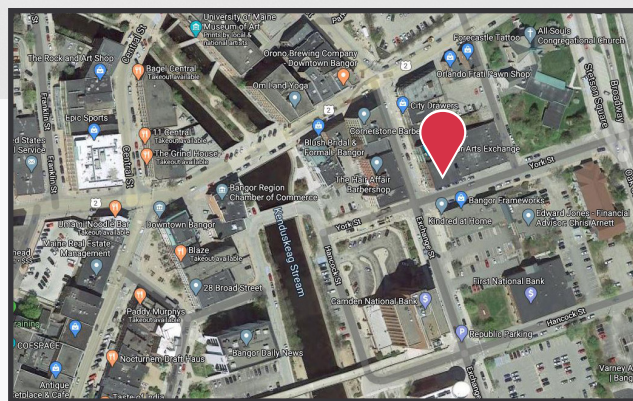


187 - 197 Exchange Street

Nichols Block - Bangor, Maine

Property Highlights

- Eligible for historic tax credits
- Prime downtown location
- Excellent vehicle and foot traffic



Property Description

We are pleased to offer the iconic Nichols Block in downtown Bangor for sale. This block has been recently updated and is anchored by Black Bear Brewing Company, Bangor Symphony Orchestra, and Thompson Hamel. Ideally located less than 2± miles from the Maine Turnpike/I-95.

Broker Contact

TC Haffenreffer

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Property Overview

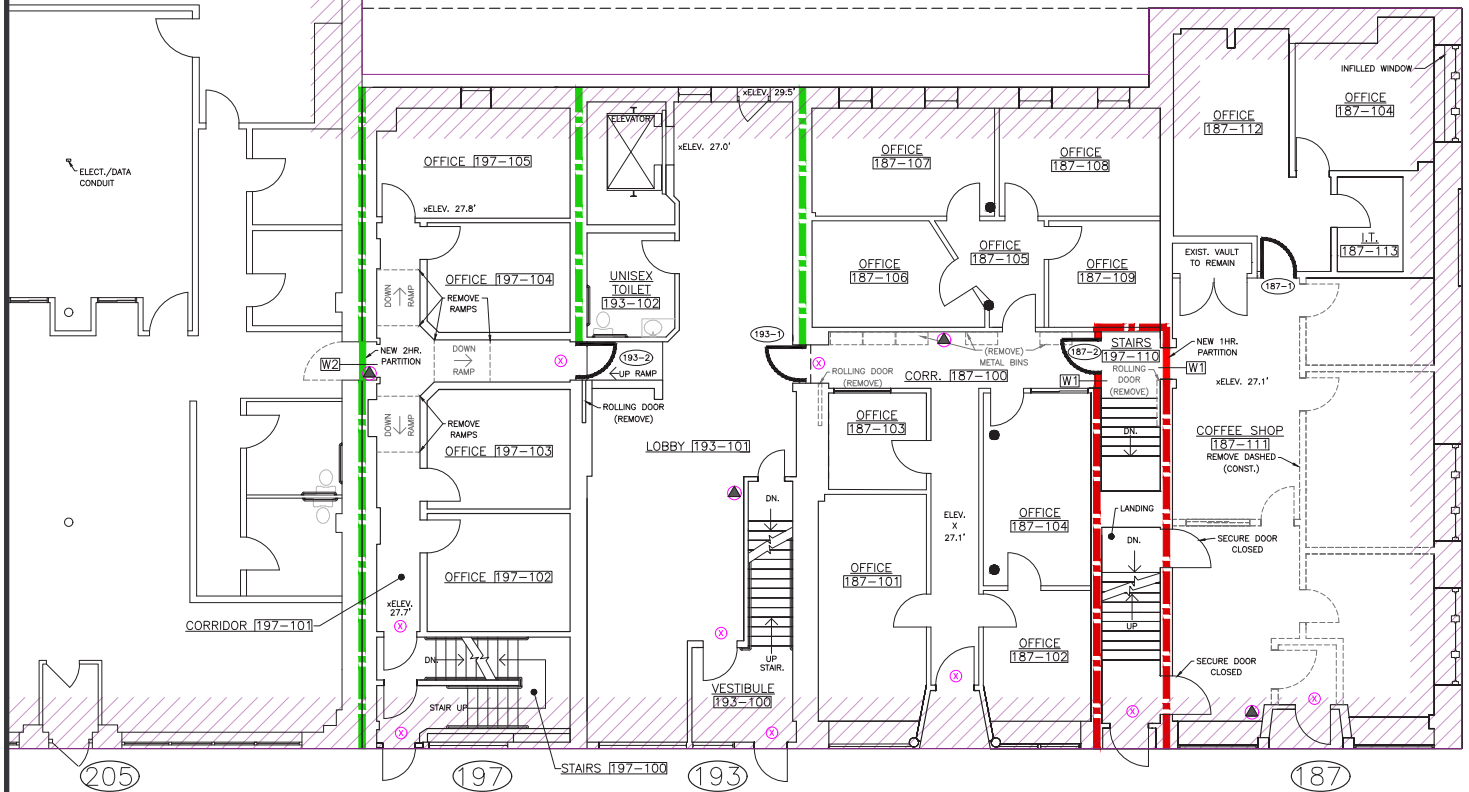
Owner	ANM Properties	
Assessor's Reference	Map 49, Lot 30	
Deed Reference	Book 14322, Page 27	
Annual Taxes	\$17,072	
Assessed Value	Land	\$70,800
	Building	\$671,500
	Total	\$742,300
Zoning	DDD	
Building Size	21,230± SF	
Lot Size	.15± acres	
Year Built	1892	
Construction	Masonry, brick/stone, membrane roof	
Flooring	Wood, tile, carpet, laminate	
HVAC	Natural gas, HWBB, heat pumps (187 first floor, 191 first floor, 193 third floor)	
Electrical	3 Phase	
Lighting	1st floor has been modernized, 2nd & 3rd floor fluorescent	
Sprinkler System	Yes, 2004	
Bathrooms	7	
Elevator	Yes	
Parking	None, but tenants have 5 spaces included with their lease	
Utilities	Public water/sewer	
Traffic Counts	8900 AADT	
Road Frontage	166' (99' on Exchange Street & 67' on York Street)	

FOR SALE : \$1,600,000

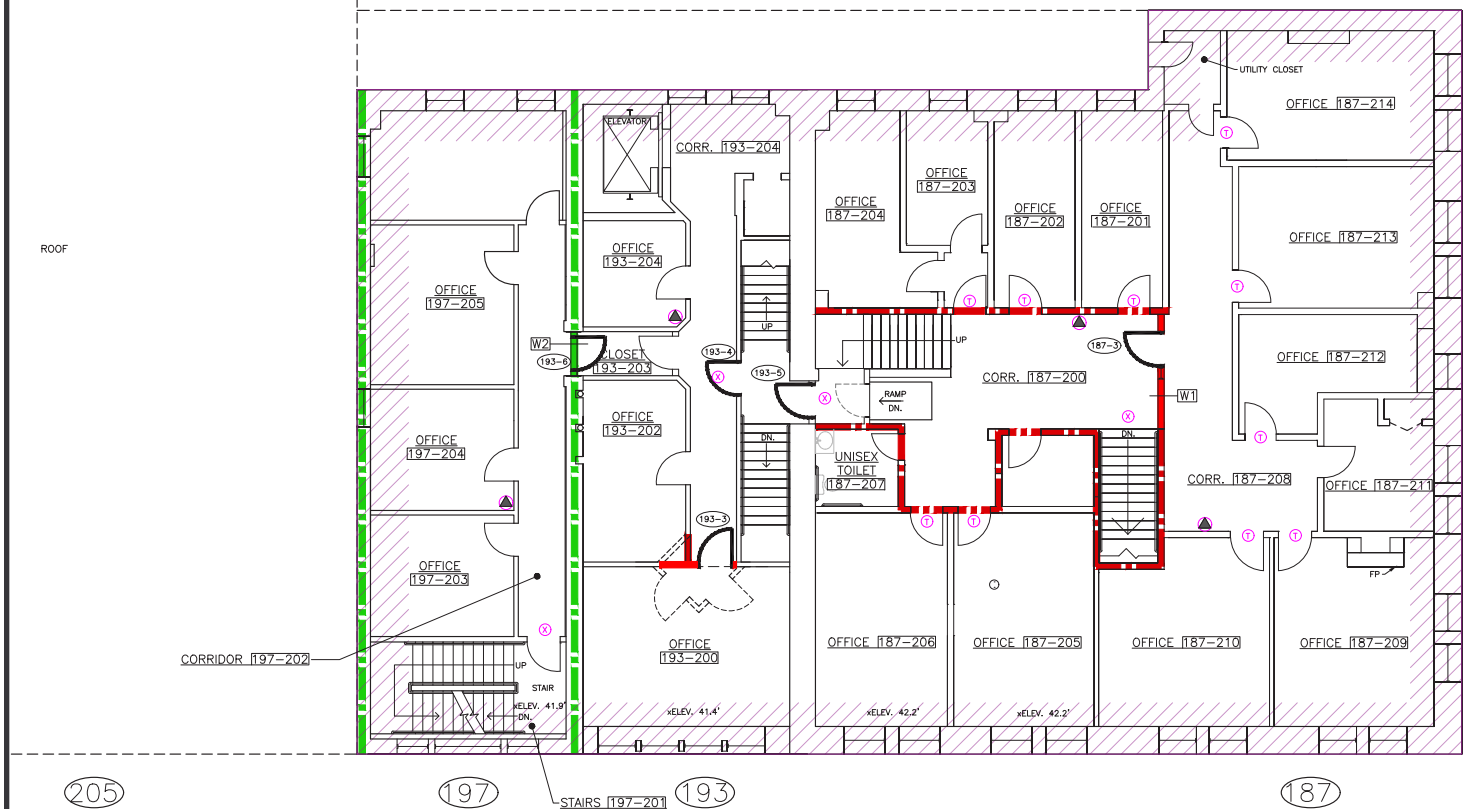


1st Floor

187-197 Exchange Street

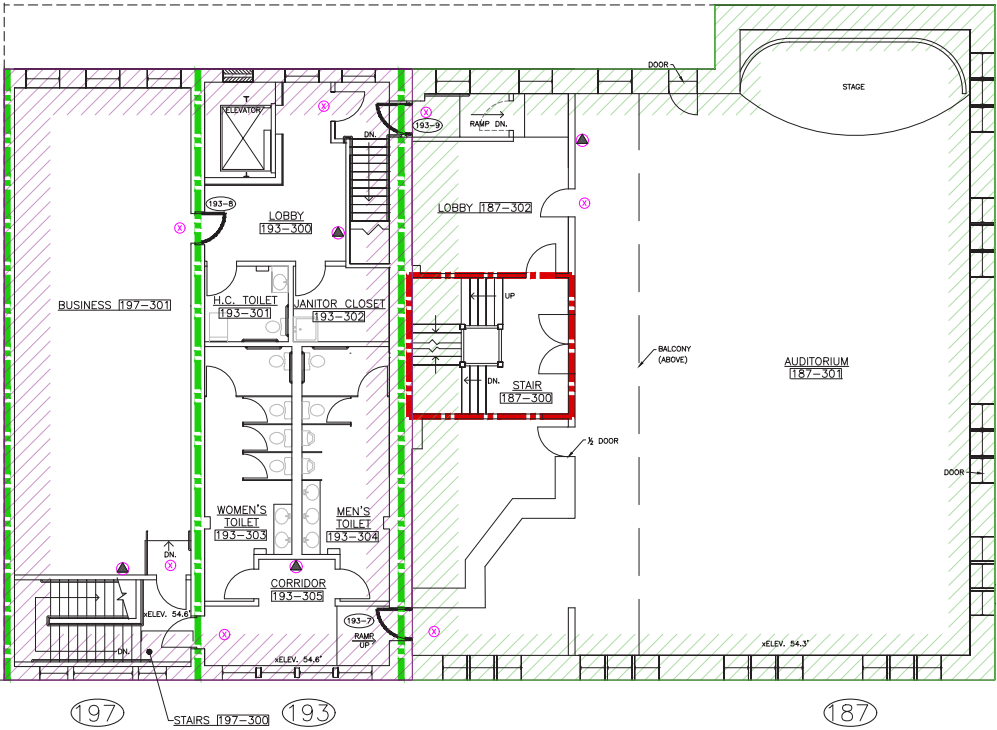


2nd Floor



3rd Floor

187-197 Exchange Street



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.