FOR SALE/LEASEBACK

Class A Office Building

7,985± SF | 0.38± acres



19 Dunning Street

Brunswick, Maine

Sale/Leaseback : $1,250,000
$100,000/year NNN, 2-year term

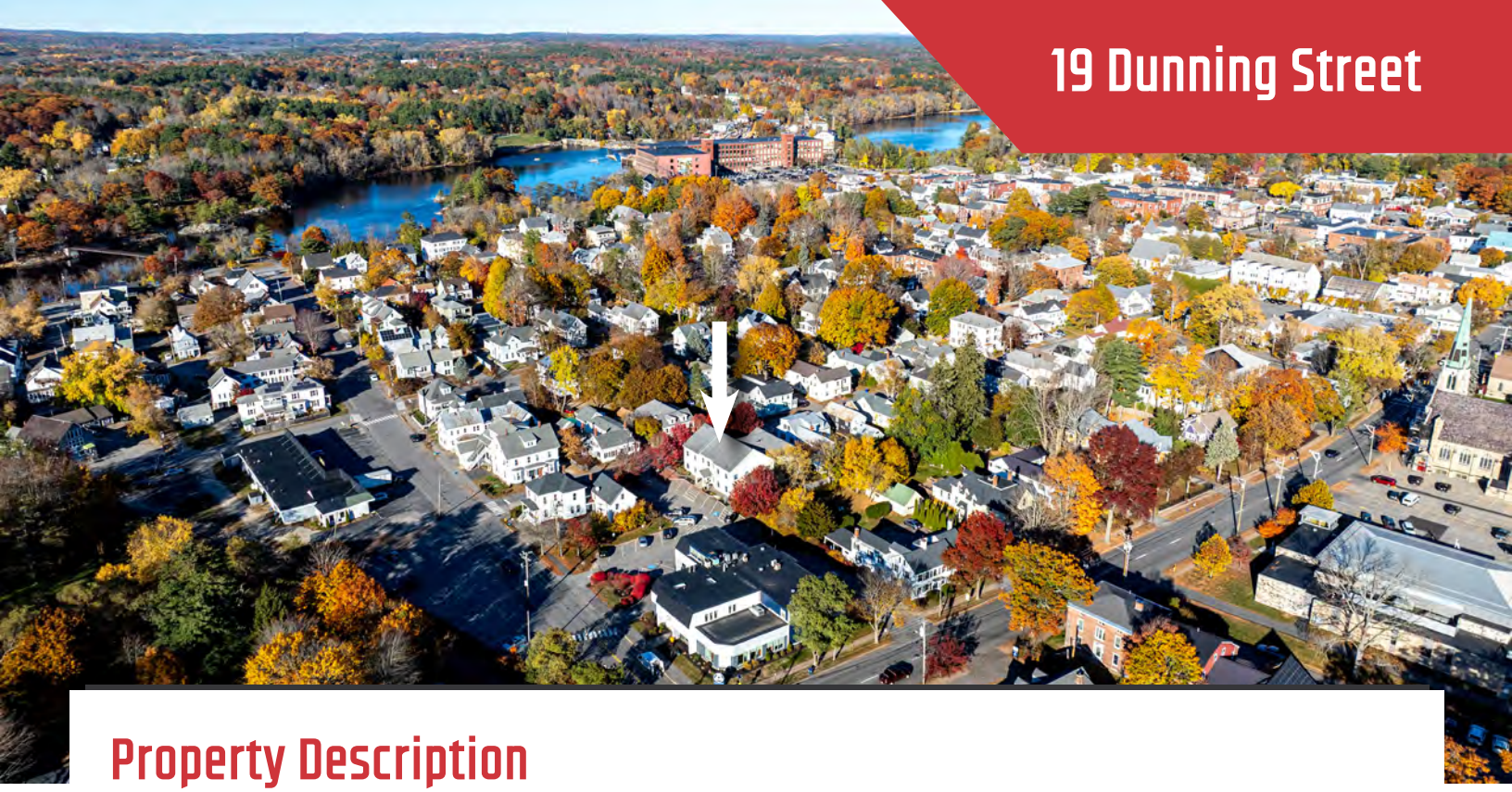
Sale Vacant : $1,100,000

- **2-Year Sale-Leaseback with Atlantic Federal Credit Union Or Sold Vacant No Leaseback**
- **Possible Residential Conversion, Owner/User or Office/Medical Building**
- **Class A Office Building**
- **On-site Parking**
- **Excellent Downtown Location**

BROKER CONTACT

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Katie Breggia | katie@dunhamgroup.com | 207.773.7100

The Dunham Group | Commercial Real Estate



Property Description

Short-term sale-leaseback investment or owner/user/redevlopment opportunity, 19 Dunning Street offers investors the opportunity to acquire a Class A office property currently owned and occupied by Atlantic Federal Credit Union. Founded in Brunswick in 1941, Atlantic has grown into Maine's largest credit union.

Located in Brunswick, the property benefits from convenient access to downtown amenities, nearby commercial services, and the region's transportation network. Brunswick's position as a regional center for business, education, healthcare, and commerce makes it an appealing location for office/medical users or potentially for a residential conversion.



ATLANTIC

Federal Credit Union

19 Dunning Street



Property Overview

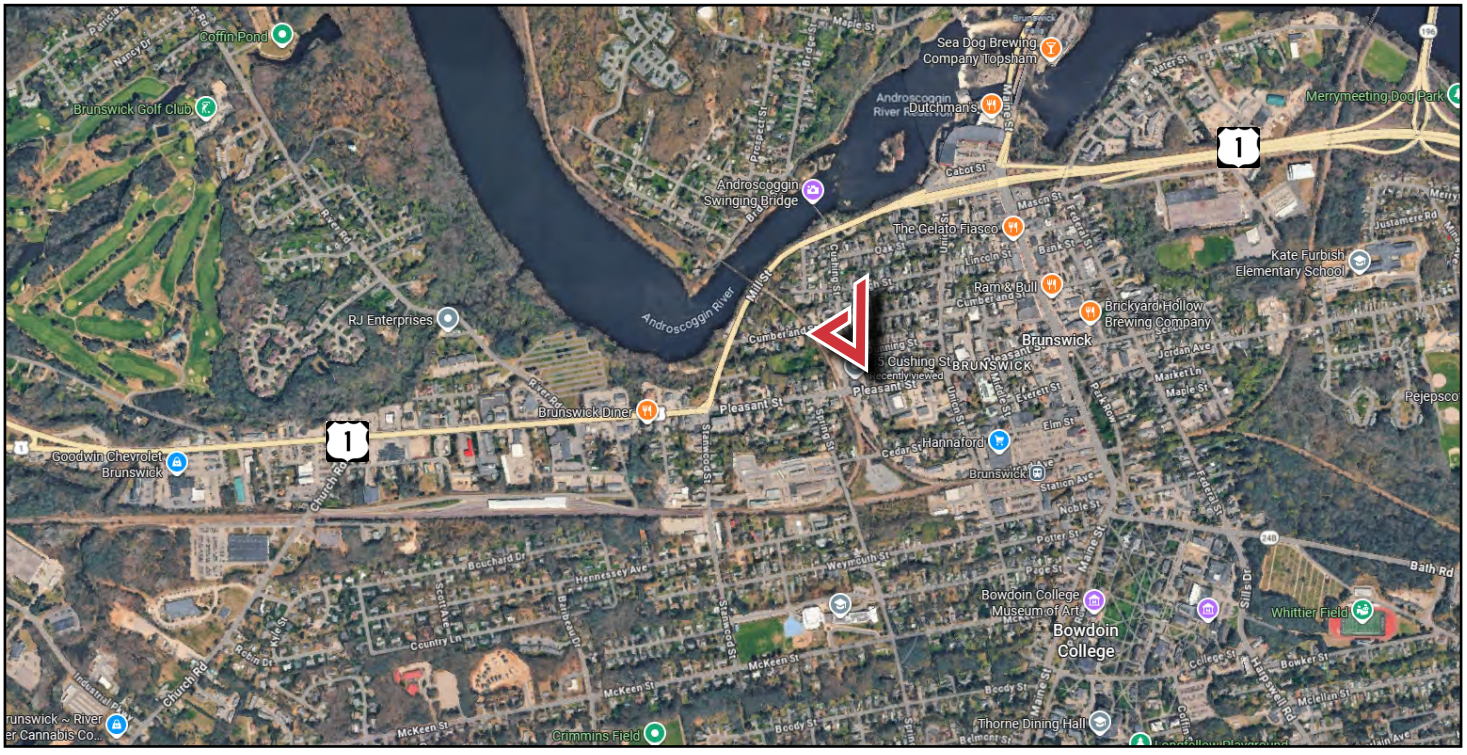
Owner	Atlantic Regional Federal Credit Union
Building Size	7,985± SF
Lot Size	0.38± acres
Year Built	2000
Zoning	GR6 - Growth Residential
Assessor's Reference	Map 14, Lot 13
Deed Reference	Book 6364, Page 10
Real Estate Taxes	TBD based on lot split and Town of Brunswick Assessment
Utilities	Public water and sewer
HVAC	Central HVAC with multiple exterior AC condensers
Roof	Pitched with architectural shingles
Siding	Clapboard
Elevator	Yes
Egress	2 fire-rated staircases
Sprinkler	Yes, wet system
Central Fire Alarm	Yes
Parking	Paved on-site
Financing	Seller would consider seller financing - see broker for details

FOR SALE/LEASEBACK : $1,250,000 - SALE VACANT : $1,100,000

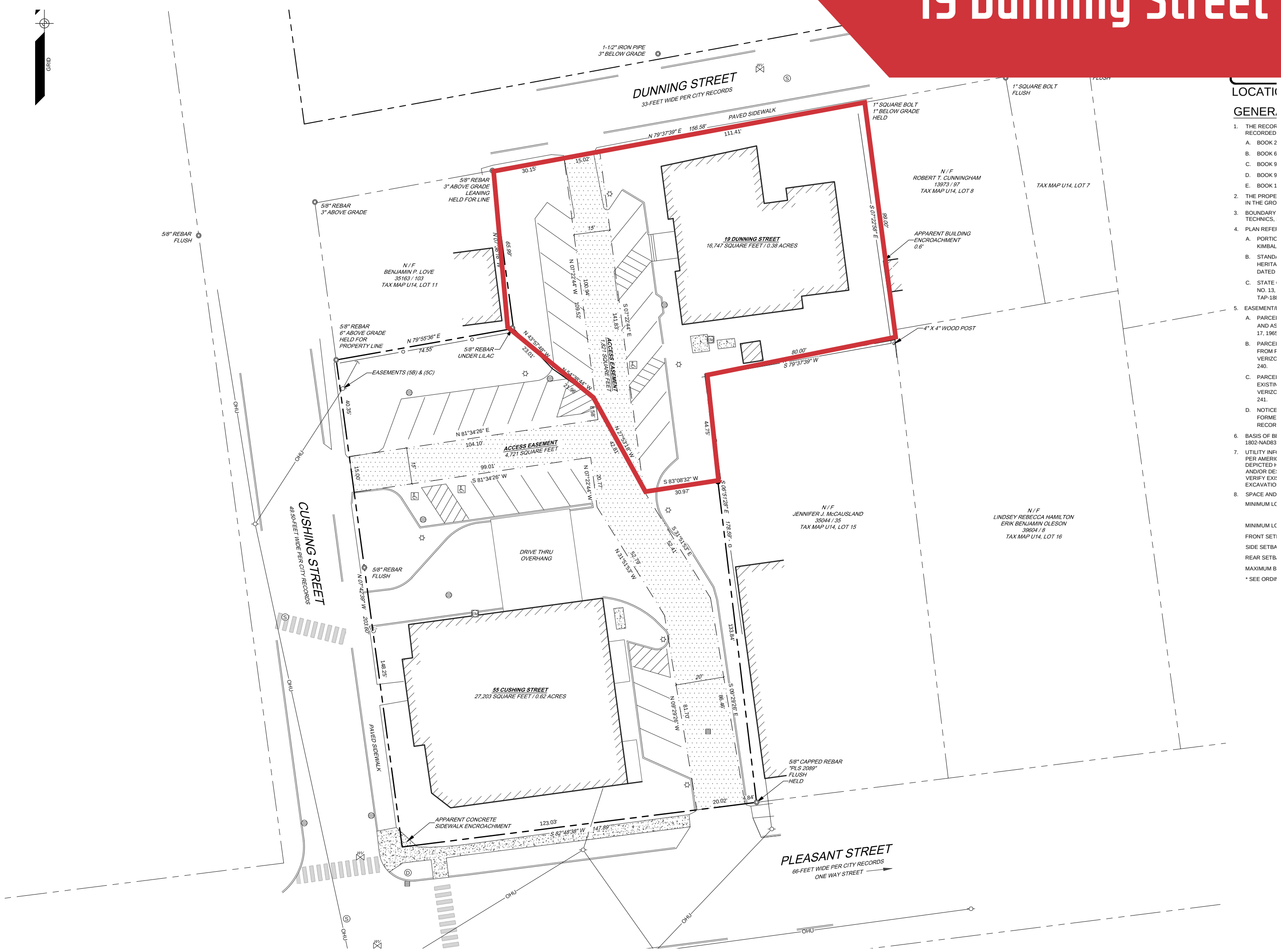
Leaseback Term: 2 years | Type: NNN | Rent: $100,000/year

19 Dunning Street





19 Dunning 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.