

FOR LEASE

Multi-Use Building

4,800 - 9,800± SF | \$12.00/SF NNN



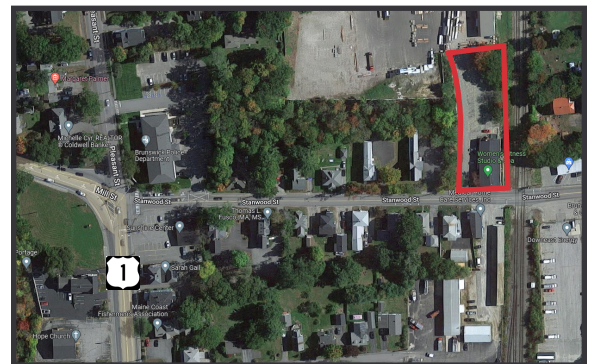
21 Stanwood Street, Brunswick

Property Highlights

- Completely gut-renovated by current owner in 1996
- Historic brick building
- 50± space parking lot, attached

Property Description

We are pleased to offer 21 Stanwood Street for lease. Conveniently located adjacent to downtown, this historic brick building has a flexible layout and is zoned for multiple uses. Recent upgrades including a new roof, updated heating system, and life safety/code items. The building is currently occupied by a gym and other ancillary health businesses, making it a great fit for health and wellness, gym and similar type users.



Broker Contact

Sylas Hatch

TC Haffenreffer

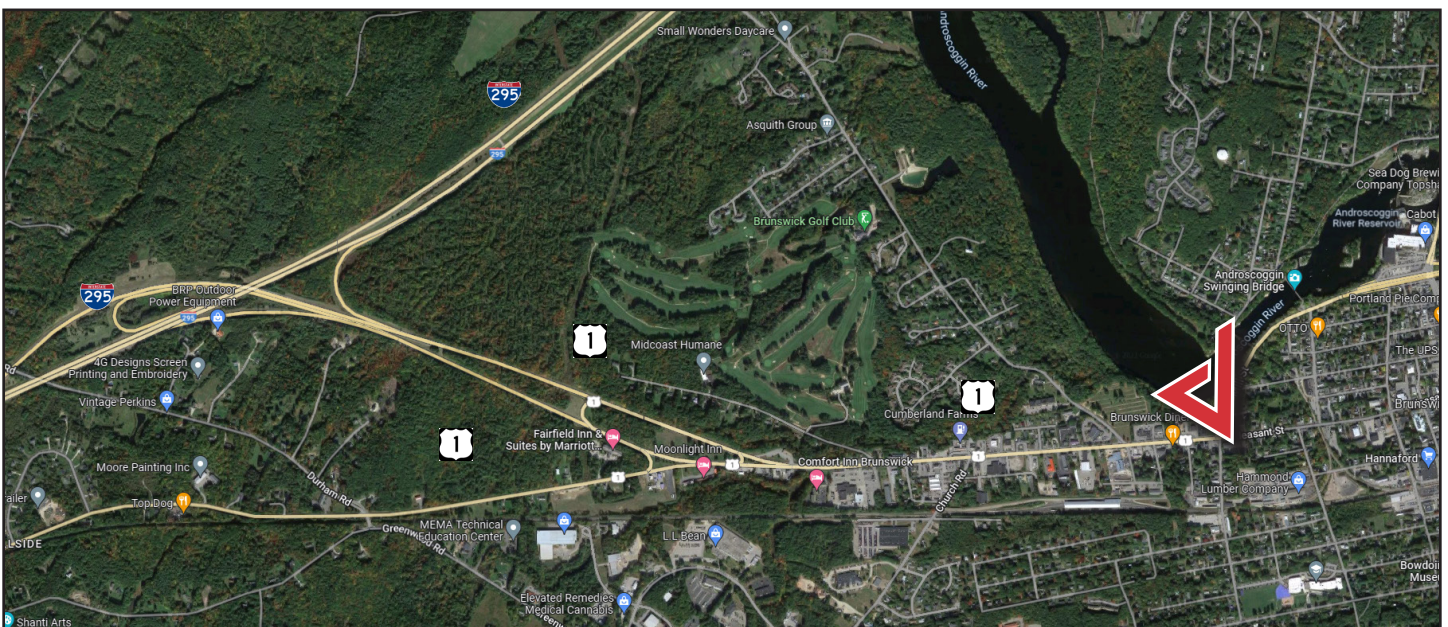
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Property Overview

Owner	Kathleen Strickland
Building Size	9,800± SF
Available Space	4,800 - 9,800± SF
Space Breakdown	4,400± per floor plus 1,000± SF in loft
Zoning	GM-1
Assessor's Reference	Map U15, Lot 83
Deed Reference	Book 26082, Page 101
Annual Taxes	\$10,765.55 (FY '21 - '22)
Year Built	1850
Building Construction	Masonry with wood framing
Roof	New 2018 EPDM 15-year warranty
Siding	Brick
Flooring	Wood, vinyl, carpet
Utilities	Public water & sewer, natural gas
Electrical	Circuit breakers, completely rewired with new service in 1996
HVAC	FHA heating and cooling along with high efficiency FHW natural gas boiler
Bathrooms	Large Women's Locker Room, Three (3) additional unisex bathrooms
Parking	50± paved parking spots on site
Accessibility	Wheel chair accessible ramp
Road Frontage	97'± on Stanwood Street

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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.