

# FOR SALE

Office/Retail Space

30,820± SF | \$600,000



## 73 Central Street, Bangor

### Property Highlights

- Ideal redevelopment project
- Convenient Downtown Bangor location
- Next to public parking garage
- Flexible zoning

### Property Description

We are pleased to offer for sale 73 Central Street in Bangor. This 30,820± SF vacant building offers an ideal redevelopment opportunity in downtown Bangor. Downtown Development Zoning allows for a multitude of uses including retail, office, or residential.



### Broker Contact

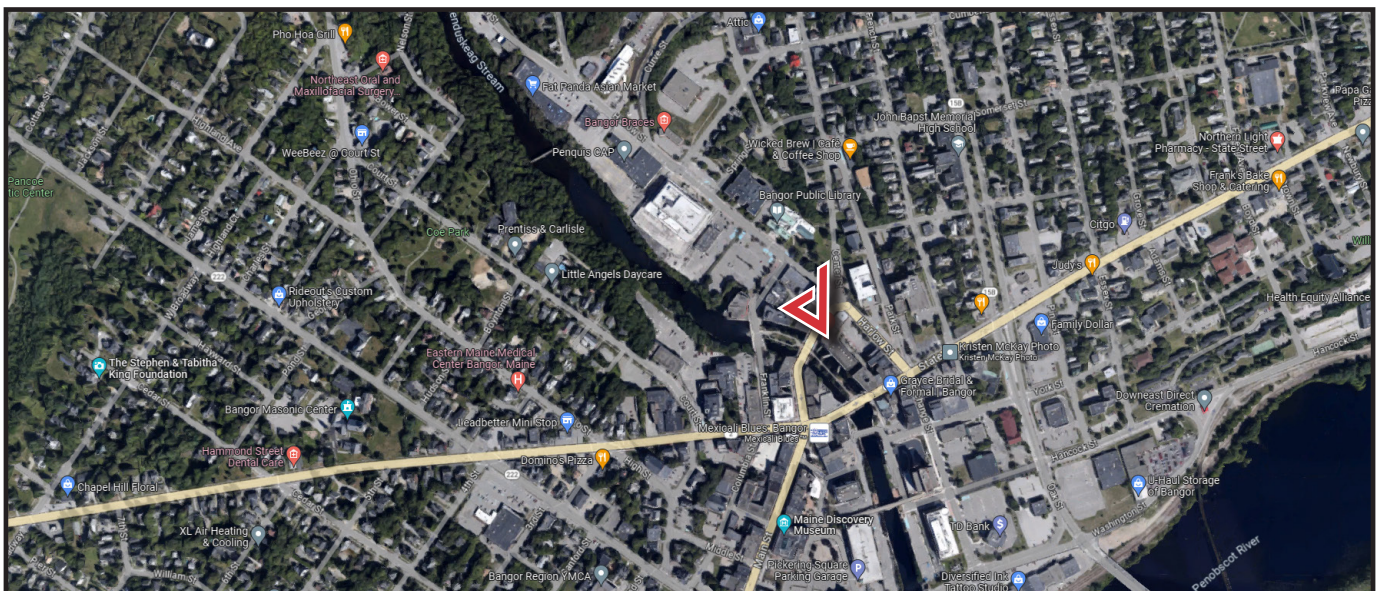
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## Property Overview

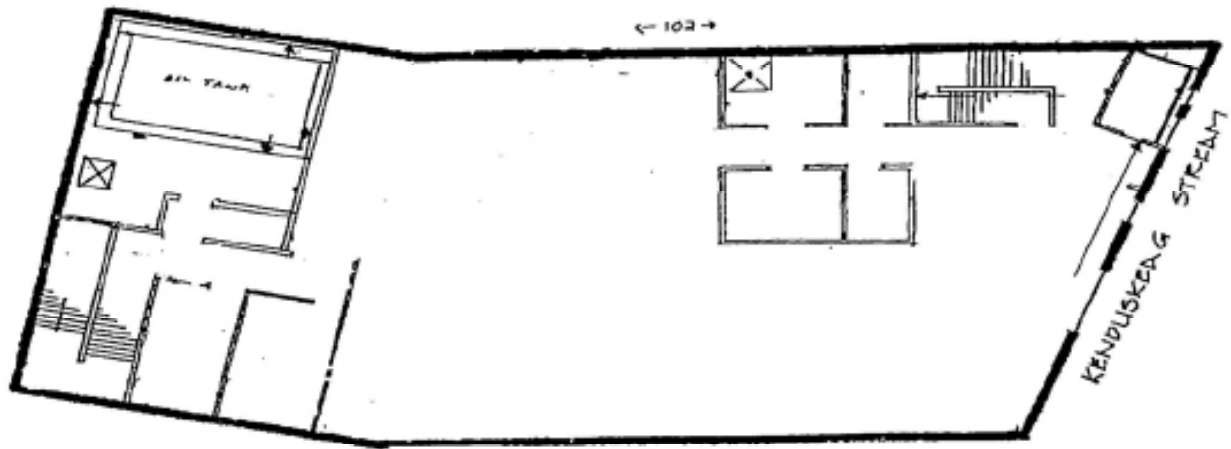
Owner	David S. Boyd	
Building Size	30,820± SF	
Space Breakdown	Basement	4,527± SF
	1 <sup>st</sup> Floor	4,744± SF
	2 <sup>nd</sup> Floor	4,768± SF
	3 <sup>rd</sup> Floor	4,476± SF
	4 <sup>th</sup> Floor	4,749± SF
	5 <sup>th</sup> Floor	4,042± SF
	6 <sup>th</sup> Floor	3,514± SF (mezzanine)
Year Built	1912, Renovated 1986	
Zoning	Downtown Development District (DDD)	
Assessor's Reference	Map 41, Lot 83	
Flooring	Pre-stressed concrete	
Utilities	Public water and sewer	
Heat	Oil fired hot water boiler. Sized for the entire building, distribution on first floor only.	
Electrical	Chases in place - 1200 amo	
Sprinkler System	Dry system throughout	
Bathrooms	Men's & Women's on 1 <sup>st</sup> floor	
Parking	On street surface, near by parking garage	
Elevator	One (1) passenger elevator	
Miscellaneous	Bridge directly connects elevator lobby to city park/walkway connecting State St. and Central St.	

**FOR SALE : \$600,000**



## Basement Floor Plan

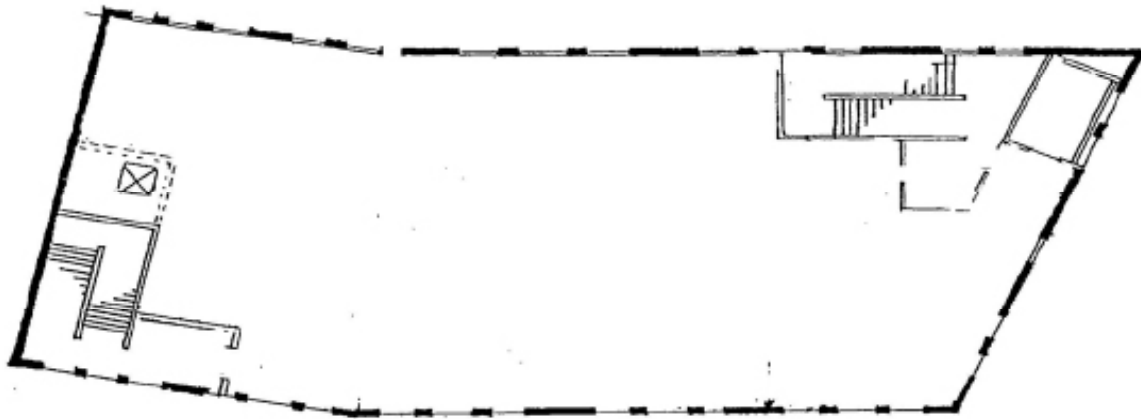
### CENTRAL BUILDING BASEMENT



Gross	4,527 sq. ft.
Common	157 sq. ft.
Common Stairs/Elev.	232 sq. ft.
Common Mech.	950 sq. ft.
Common Restrooms.	56 sq. ft.
Net Usable	3,212 sq. ft.

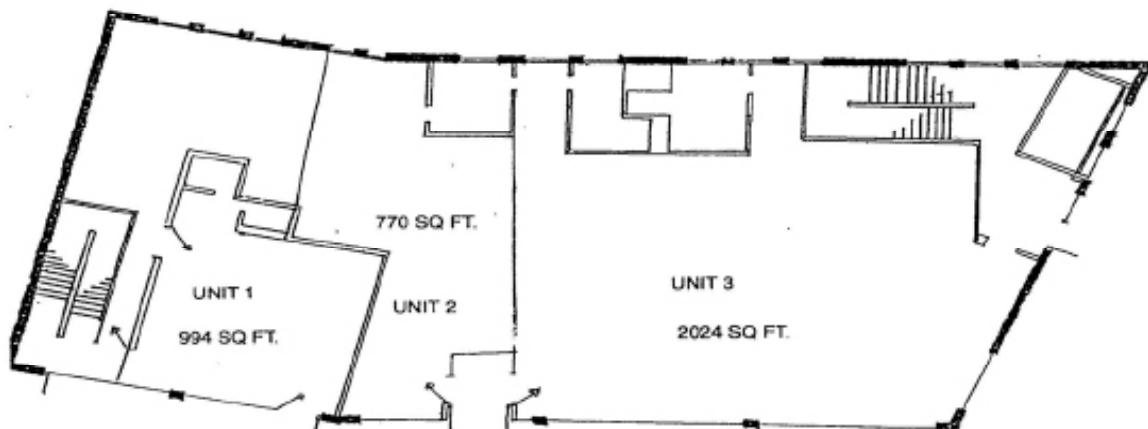
## 1<sup>st</sup> & 2<sup>nd</sup> Floor Plans

### CENTRAL BUILDING SECOND FLOOR



Gross	4,768 sq. ft.
Common	228 sq. ft.
Common Stairs	256 sq. ft.
Common Mech.	None
Common Restrooms	None
Net Usable	4,172 sq. ft.

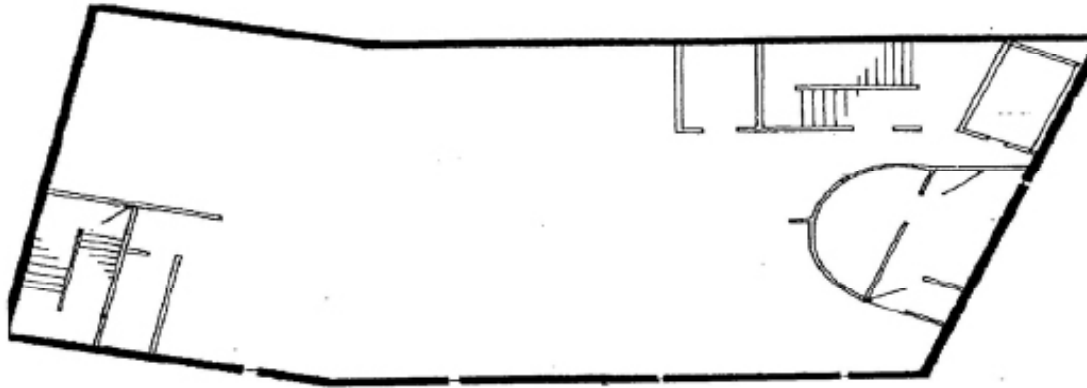
### CENTRAL BUILDING FIRST FLOOR



Gross	4,744 sq. ft.
Common	356 sq. ft.
Common Stairs	424 sq. ft.
Common Mech.	125 sq. ft.
Common Restrooms	161 sq. ft.
Net Usable	3,668 sq. ft.

## 3<sup>rd</sup> & 4<sup>th</sup> Floor Plans

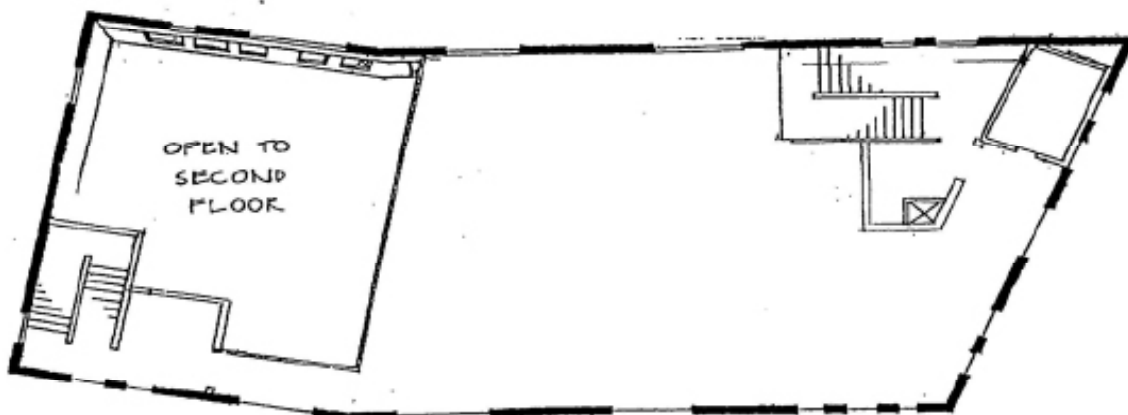
### CENTRAL BUILDING FOURTH FLOOR



Gross  
Common  
Common Stairs/Elev.  
Common Mech.  
Common Restrooms

4,749 sq. ft.  
278 sq. ft.  
229 sq. ft.  
None  
None

### CENTRAL BUILDING THIRD FLOOR

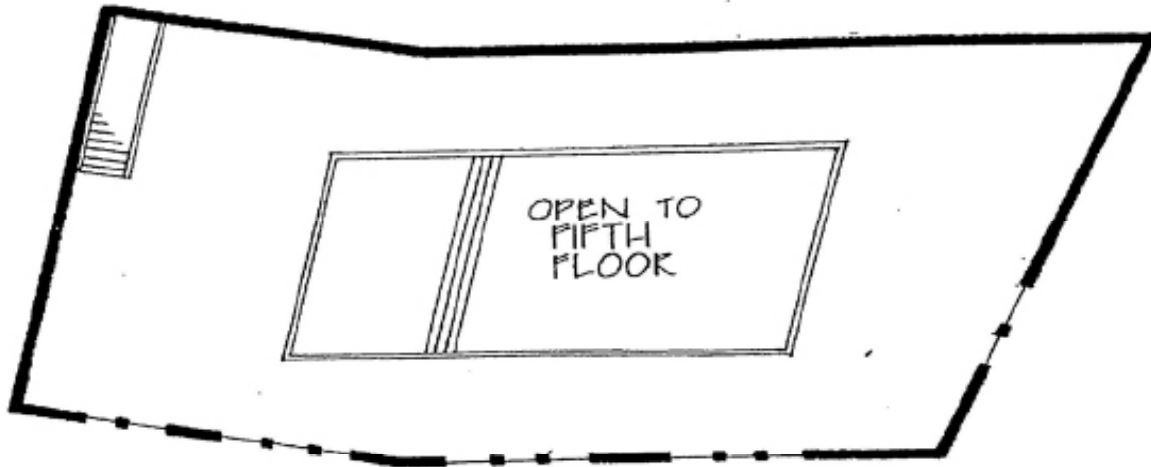


Gross  
Common  
Common Stairs  
Common Mech.  
Common Restrooms  
Net Usable

4,476 sq. ft.  
205 sq. ft.  
264 sq. ft.  
None  
None  
3,807 sq. ft.

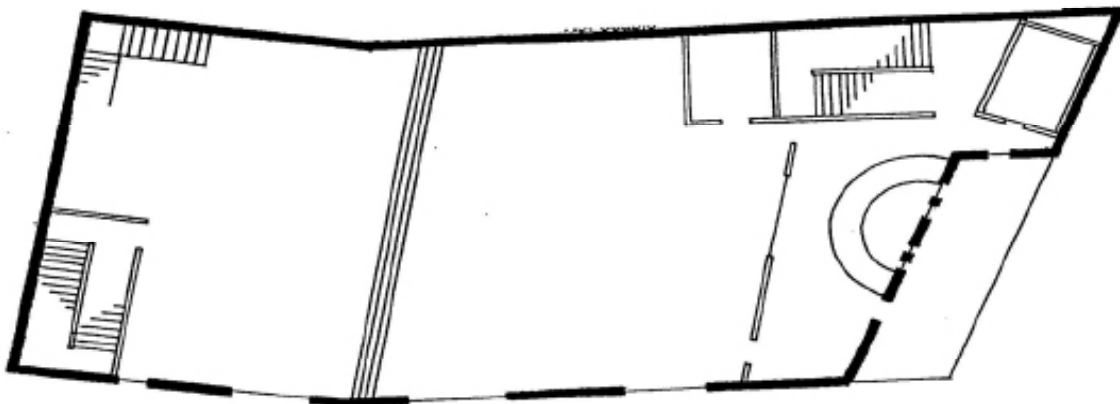
## 5<sup>th</sup> & 6<sup>th</sup> Floor Plans

### CENTRAL BUILDING SIXTH FLOOR



Gross	3,514 sq ft.
Common	136 sq ft.
Common Stairs/Elev.	257 sq ft.
Common Mech.	None
Common Restrooms	None
Net Usable	3,712 sq ft.

### CENTRAL BUILDING FIFTH FLOOR



Gross	4,042 sq ft.
Common	132 sq ft.
Common Stairs/Elev.	337 sq ft.
Common Mech.	None
Common Restrooms	None
Net Usable	3,573 sq ft.

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.