

## Public Detail Report

MLS #: 1644421

County: Penobscot

List Price: \$249,900

Status: Active

Property Type: Commercial

Original List Price: \$249,900

Directions: In Millinocket, go toward Central Street then take a left on Penobscot Avenue, beyond Post Office on the Right



**158 Penobscot Avenue**  
**Millinocket, ME 04462-1428**

**List Price: \$249,900**  
**MLS#: 1644421**

**General Information**

Year Built +/-: 1925

Lot Size Acres +/-: 0.05

Sqft Fin Total +/-: 1,533

Sub-Type: General Commercial

**Land Information**

Leased Land: No

Waterfront: No

Zoning: R4

Surveyed: Unknown

Lot Size Acres +/-: 0.05

**Interior Information**

Office SqFt +/-: 1,533

Total # Floors: 1

Year Built +/-: 1925

Total SqFt: 1,533

Year Renovated +/-: 2015

**Property Features**

Utilities: Utilities On: No

Basement: Slab

Heat System: Baseboard; Heat Pump

Parking: Off Street; Other Parking

Construction: Masonry

Heat Fuel: Electric

Location: Business District; Near Shopping

Foundation Materials: Poured Concrete; Slab

Water: Public

Electric: Circuit Breakers

Exterior: Block

Sewer: Public Sewer

Gas: No Gas

Roof: Flat

**Tax/Deed Information**

Book/Page/Deed:

10467/160-161/All

Full Tax Amt/Yr: \$1,185/ 2025

Map/Block/Lot: U05//239

Deed/Conveyance Type Offered:

Quit Claim w/Covenant

Tax ID: MLNK-000005-000000-000239U

Deed Restrictions:

Unknown

**Remarks**

**Remarks:** Excellent commercial opportunity on Penobscot Avenue in the downtown Millinocket business district. This fully renovated office building offers over 1,500 sq. ft. of functional space, including a welcoming reception area, three well-sized private offices, a kitchen area, and six heat pumps providing efficient climate control throughout. The layout offers privacy and flexibility to accommodate a variety of professional uses. The property benefits from steady vehicle and pedestrian activity, with convenient access to public parking located directly adjacent and owned by the Town of Millinocket. It is currently occupied under a month-to-month triple-net lease, with the tenant intending to vacate in mid-2026, creating an opportunity for either a new tenant or an owner-occupied business. Located in the Katahdin Region near Baxter State Park and Mount Katahdin, this space offers strong visibility and accessibility in a desirable commercial corridor.

LO: ERA Dawson-Bradford Co.

**Listing provided courtesy of:**

ERA Dawson-Bradford Co.

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417 Main Street

Bangor, ME 04401

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Prepared by ERA Dawson-Bradford Co. on Tuesday, December 02, 2025 2:28 PM.

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