



158 Penobscot Avenue

Millinocket, ME 04462-1428

List Price: \$249,900

MLS#: 1644421



General Information			
Year Built +/-: 1925		Lot Size Acres +/-: 0.05	
Sub-Type: General Commercial		Sqft Fin Total +/-: 1,533	
Land Information			
Leased Land: No		Waterfront: No	
Surveyed: Unknown		Zoning: R4	
Lot Size Acres +/-: 0.05			
Interior Information			
Office SqFt +/-: 1,533		Total # Floors: 1	
Total SqFt: 1,533		Year Built +/-: 1925	
		Year Renovated +/-: 2015	
Property Features			
Utilities: Utilities On: No		Heat System: Baseboard; Heat Pump	
Parking: Off Street; Other Parking		Heat Fuel: Electric	
Location: Business District; Near Shopping		Water: Public	
Electric: Circuit Breakers		Sewer: Public Sewer	
Gas: No Gas			
Tax/Deed Information			
Book/Page/Deed: 10467/160-161/All		Full Tax Amt/Yr: \$1,185/ 2025	
Deed/Conveyance Type Offered: Quit Claim w/Covenant		Map/Block/Lot: U05//239	
Deed Restrictions: Unknown		Tax ID: MLNK-000005-000000-000239U	

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