

MLS #: 1646220  
Status: Active

County: Penobscot  
Property Type: Commercial Info Exch

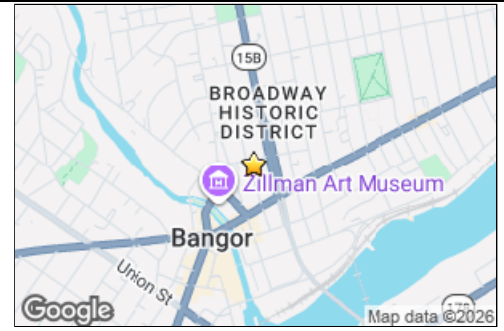
Public Detail Report

Lease Amount: \$12  
Original List Price: \$2,900



205 French Street  
Bangor, ME 04401

Lease Amt/Terms: \$12 PSF Monthly  
MLS#: 1646220



**General Information**

<b>Sub-Type:</b> Office	<b>Year Built +/-:</b> 1969	<b>Sqft Fin Total +/-:</b> 2,100
<b>Site Description:</b> Well-located commercial property featuring a two-story brick building with strong street presence and excellent visibility. Level lot with paved on-site parking and multiple access points. Prominent frontage offers signage potential. Convenient in-town location with close proximity to residential neighborhoods and local amenities. Suitable for a variety of commercial or professional uses.		<b>Sqft Other:</b> 205 French Street Medical Building
<b>Description:</b>		<b>Source:</b>

**Land Information**

**Zoning:** Medical Office Build  
**Zoning Overlay:** Yes

**Interior Information**

<b>Class of Space:</b> Class A	<b>Office SqFt +/-:</b> 2,024	<b>Total # Buildings:</b> 1
	<b>Primary Use:</b> Office	<b>Total # Floors:</b> 1
	<b>Space Type:</b> N/A	<b>Total # Units:</b> 1
		<b>Total SqFt +/-:</b> 2,100
		<b>Year Built +/-:</b> 1969

**Property Features**

<b>Existing Lease:</b> NNN	<b>Exterior:</b> Brick; Wood Siding	<b>Electric:</b> Circuit Breakers
<b>Location:</b> Bus Line; Downtown; Historic District; Near Shopping; Near Turnpike/Interstate; Public Transport Access	<b>Roof:</b> Membrane	<b>Utilities:</b> Utilities On: Yes
<b>CM/IND Misc Info:</b> Building/Unit Size (RSF) +/-: 2,024; Confidential Listing: No; Confidentiality Statement: No; Maximum Floor Capacity +/-: 2,024; Office SqFt +/-: 2,024; Offices: 8; Space Available +/-: 2,024; Total Units: 2	<b>Heat System:</b> Baseboard	<b>Gas:</b> Natural - On Site
<b>Property Uses:</b> Medical Office; Office Building	<b>Heat Fuel:</b> Gas Natural	<b>Sewer:</b> Public Sewer
<b>Office Type:</b> Flex Space; Medical; Mixed Use; Office Building	<b>Floors:</b> Carpet; Laminate	<b>Water:</b> Public
<b>Property Status:</b> Existing	<b>Accessibility Amenities:</b> 32 - 36 Inch Doors	<b>Site Description:</b> Site Description: Well-located commercial property featuring a two-story brick building with strong street presence and excellent visibility. Level lot with paved on-site parking and multiple access points. Prominent frontage offers signage potential. Convenient in-town location with close proximity to residential neighborhoods and local amenities. Suitable for a variety of commercial or professional uses.
<b>Rent:</b> Fixed Lease; Step-Up Lease	<b>Lighting:</b> LED	<b>Space Description:</b> Space Description: Professional office/medical space featuring multiple private offices/exam rooms, reception/waiting area, and dedicated staff/work areas. Functional layout with built-in cabinetry and storage throughout. Flexible configuration allows for a variety of uses. Landlord may consider modifications. Ample on-site parking and convenient access to downtown and major routes.
<b>Escalators:</b>	<b>Parking:</b> 21+ Spaces	<b>Area Description:</b> Area Description: Convenient in-town location just minutes from downtown Bangor with easy access to major roadways and surrounding communities. Area offers a mix of residential and professional uses, providing a steady base of potential clients and patients. Nearby amenities, services, and public transportation enhance accessibility while maintaining a quiet, professional setting.
<b>Construction:</b> Masonry		

**Tax/Deed Information**

**Full Tax Amt/Yr:** \$4,057/ 2024  
**Map/Block/Lot:** 49/10  
**Tax ID:** BANG-000049-000000-000010

**Remarks**

**Remarks:** Ideal medical office or professional office setting just minutes from downtown Bangor -- a professionally finished building in a peaceful, low-traffic neighborhood, yet strategically located for easy access to the city center and major roadways. This turn-key (or nearly turn-key) facility offers everything your practice needs to serve patients efficiently and comfortably. Inside you'll find a thoughtfully designed layout that includes seven exam/office rooms (some already equipped with sinks), a spacious reception/waiting area, staff/admin offices, and abundant potential for additional rooms such as a procedure or treatment rooms. The current owner is amenable to undertaking retrofitting and upgrades - giving you the flexibility to customize finishes, plumbing, lighting, and partitioning before lease-up. Outside, a generous parking lot ensures convenient, hassle-free access for patients and staff -- especially important for mobility-challenged or elderly patients. The building's exterior footprint and layout allow for clear signage visibility, easy in/out access, and separate patient and staff parking zones if needed. Nearby public transportation stops and major roadway access make it easy for patients traveling within Bangor or from surrounding communities. Despite the proximity to downtown and major thoroughfares, the setting remains calm and residential-adjacent -- ideal for a medical practice that values a quiet, professional environment.

LO: ERA Dawson-Bradford Co.

**Listing provided courtesy of:**

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Prepared by ERA Dawson-Bradford Co. on Thursday, April 23, 2026 9:55 AM.

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