

MLS #: 1646220
Status: Active

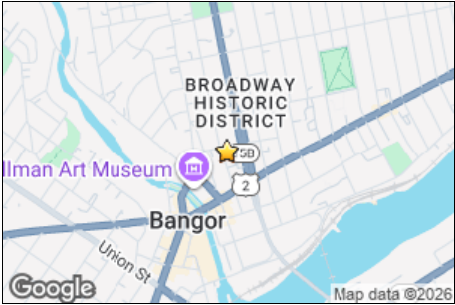
County: Penobscot
Property Type: Commercial Info Exch

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



205 French Street
Bangor, ME 04401

Lease Amt/Terms: \$2,900 PSF Monthly
MLS#: 1646220



General Information

Sub-Type: Office	Year Built +/-: 1969	Sqft Fin Total+/-: 4,608
		Sqft Other: 205 French Street Medical Building
		Source: Building

Land Information

Zoning: Medical Office Build
Zoning Overlay: Yes

Interior Information

Class of Space: Class A	Office SqFt +/-: 2,024 Primary Use: Office Space Type: N/A	Total # Buildings: 1 Total # Floors: 1 Total # Units: 1 Total SqFt +/-: 4,608 Year Built +/-: 1969
-------------------------	--	--

Property Features

Existing Lease:	NNN	Exterior:	Brick; Wood Siding	Electric:	Circuit Breakers
Location:	Bus Line; Downtown; Historic District; Near Shopping; Public Transport Access	Roof:	Membrane	Utilities:	Utilities On: Yes
CM/IND Misc Info:	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 Medical Office; Office Building	Heat System:	Baseboard	Gas:	Natural - On Site
Property Uses:		Heat Fuel:	Gas Natural	Sewer:	Public Sewer
Office Type:	Medical; Office Building	Floors:	Carpet; Laminate	Water:	Public
Property Status:	Existing	Accessibility Amenities:	32 - 36 Inch Doors		
Rent:	Fixed Lease; Step-Up Lease	Lighting:	LED		
Escalators:		Parking:	21+ Spaces		
Construction:	Masonry				

Tax/Deed Information

Full Tax Amt/Yr: \$8,114/ 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:

ERA Dawson-Bradford Co.
ERA Dawson-Bradford Co.
417 Main Street
Bangor, ME 04401
207-947-3363
207-947-6788
requests@eradawson.com

Prepared by ERA Dawson-Bradford Co. on Friday, January 16, 2026 1:57 PM.

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2026 and FBS.

