

MLS #: 1651683

Status: Active

Directions: 115 Franklin Street. Elevator to 4th floor.

County: Penobscot

Property Type: Commercial

Public Detail Report

Association Fee: \$511/ Monthly

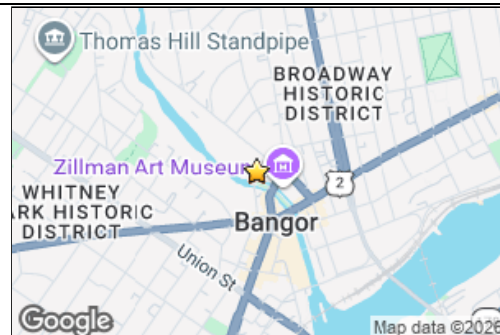
List Price: \$219,000

Original List Price: \$219,000



**115 Franklin Street, Unit #: Suite 4  
Bangor, ME 04401-4973**

**List Price: \$219,000  
MLS#: 1651683**



### General Information

**Year Built +/-:** 1912  
**Sub-Type:** Office

**Lot Size Acres +/-:** 0.05

**Sqft Fin Total +/-:** 2,014

### Land Information

**Leased Land:** No  
**Surveyed:** Unknown  
**Lot Size Acres +/-:** 0.05

**Zoning:** Downtown Development

### Interior Information

**Leases:** No  
**Total SqFt:** 2,014

**Total # Floors:** 1

**Year Built +/-:** 1912  
**Year Renovated +/-:** 1983

### Property Features

**Utilities:** Utilities On: Yes  
**Building Features:** Elevator Passenger; Storage  
**Parking:** Assigned; Off Street; On Street  
**Location:** Bus Line; Business District; Downtown; Historic District; Near Shopping; Public Transport Access  
**Electric:** Circuit Breakers

**Basement:** Full  
**Foundation Materials:** Block; Poured Concrete  
**Exterior:** Brick

**Heat System:** Forced Air  
**Heat Fuel:** Electric  
**Water:** Public  
**Sewer:** Public Sewer

### Tax/Deed Information

**Book/Page/Deed:** 17401/206-209/All  
**Deed/Conveyance Type Offered:** Warranty  
**Deed Restrictions:** Yes

**Full Tax Amt/Yr:** \$3,502.83/ 2025

**Map/Block/Lot:** 41//82  
**Tax ID:** BANG-000041-000082-000115A-000004

### Remarks

**Remarks:** Located in the heart of downtown Bangor, this fourth-floor commercial condo offers a rare opportunity for an owner-occupied business or an investor seeking flexible office space. Everything you and your clients need outside the office is also minutes in any direction - restaurants, shops, City Hall, the post office, and the library. It all comes together to create an ideal setting for you to plant your business and grow. The 2,014± square foot unit features six dedicated private offices, a larger office that easily functions as a conference room, and two additional workstations in the reception area - maximizing both privacy and productivity. The space was freshly painted within the last year and includes a full kitchen and a private restroom with a shower, adding comfort and convenience. Currently owned and occupied by a single business, the layout also lends itself well to income generation by leasing individual offices to professionals in need of downtown workspace. Additional features include direct elevator access to the unit, approximately 150 square feet of secure basement storage, and dedicated parking behind the building. There is also plenty of free on-street parking, along with a paid public parking lot directly across the street. Overall, this well-maintained office condo offers location, flexibility, and long-term potential to work for you - or earn for you. The space is available for occupancy in June.

**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](mailto:requests@eradawson.com)

Prepared by ERA Dawson-Bradford Co. on Thursday, February 12, 2026 10:46 AM.

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.

