

MLS #: 1653555
Status: Active

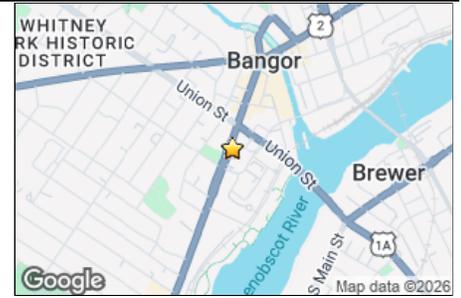
County: Penobscot
Property Type: Commercial

Private Detail Report

List Price: \$1,199,000
Original List Price: \$1,199,000



**9 May Street
Bangor, ME 04401**
List Price: \$1,199,000
MLS#: 1653555



General Information

Year Built +/-: 1924 Lot Size Acres +/-: 0.07 Sqft Fin Total +/-: 9,075

Sub-Type: General Commercial

Land Information

Leased Land: No Zoning: DDD
Surveyed: Unknown
Lot Size Acres +/-: 0.07

Interior Information

Leases: Yes Total # Floors: 3 Year Built +/-: 1924
Office SqFt +/-: 7,400 Ceiling Height +/-: 9 Year Renovated +/-: 2007
Total SqFt: 9,075

Property Features

Utilities: Utilities On: Yes	Basement: Unfinished	Heat System: Forced Air
Building: Elevator Passenger; Fire System; Internet Access	Construction: Masonry; Steel Frame	Heat Fuel: Gas Natural
Features: Available; Sprinkler - Wet	Foundation Materials: Poured Concrete	Water: Public
Parking: 5 - 10 Spaces	Exterior: Brick; Glass	Sewer: Public Sewer
Location: Bus Line; Business District; Downtown; Near Airport; Near Shopping; Near Turnpike/Interstate; Public Transport Access	Roof: Flat	Accessibility Amenities: 32 - 36 Inch Doors; 36+ Inch Doors; 48+ Inch Halls; Elevator/Chair Lift; Other Bath Modifications; Ramped Main Level
Electric: Circuit Breakers		
Gas: Natural - On Site		

Tax/Deed Information

Book/Page: 10020/152-153 Full Tax Amt/Yr: \$13,965/ 2026 Map/Block/Lot: 042//060
Deed/Conveyance Type Offered: Warranty Tax ID: BANG-000042-000000-000060
Deed Restrictions: Yes

Remarks

Remarks: Don't miss this exceptional opportunity to acquire a prime professional office building in the heart of Bangor's Downtown Development District. This highly visible property offers tremendous exposure and traffic, truly placing your investment in the center of it all. Throughout the property, tenants and visitors benefit from inviting architecture, abundant natural light through large windows, and a professional, secure environment. Recent upgrades include a full remodel in 2007, and facade grant improvements in 2018. Floor 2, Suite #1 and Floor 3 were newly remodeled in 2025 and leased (not reflected in pictures). The building features a locked entry system, lobby with elevator and stairwell access, fire-safe sprinkler system, and 10 parking spaces with city parking alongside and a city permit lot next door. Located in the downtown area, this building reflects the early 20th-century commercial development period. It offers multiple well designed office suites with flexible configurations, appealing to a wide variety of professionals. Floor 2, Suites #2 and Floor 3, Suite #4 are leased and occupied by professional tenants practicing psychology, therapy, and law. Floor 1, Suite 1 is currently being advertised for lease. FLOOR 1 SUITE #1 | 2350 sqft office space | reception and lobby area | conference room w/ kitchen | copy room | 5 offices w/ 2 large executive corner offices. FLOOR 2 SUITE #1 | 1350 sqft office space | reception and lobby area | 4 office/work areas. FLOOR 2 SUITE #2 | 1000 sqft office space | reception/kitchen area | 4 offices | storage supplies room. FLOOR 3 SUITE #1 | 2700 sqft office space | reception and lobby area | kitchen | conference room | copy room | 6 offices w/ 2 large executive corner offices. This prime location offers flexibility, visibility, and long-term value in one of Bangor's most dynamic districts.

Showing Instructions: Call Listing Broker; Email Listing Broker; Listing Agent Must Accompany
Internal: Prime location, high visibility, Bangor waterfront corridor, and next to Bangor PD HQ. Floor 2, Suite #2 & Suite #3, and Floor 3, Suite #4 are currently leased by professional tenants. Floor 1, Suite #1 is currently being advertised for lease.
Remarks/Contingency: Suite #1 is currently being advertised for lease.
Showing Remarks: Contact listing agent for showings.

Listing/Agent/Office Information

Listing Agreement: **Exclusive Right To Sell** List Date: **02/18/2026** Expiration Date: **12/31/2026**
Days On Market: **3** Withdrawal Date: Pending Date:
Terminated Date:

Name	Primary	Cell	Fax	E-mail
LA: Stephen Sprague (019281)	207-319-8129	207-319-8129		Stephensprague@eradawson.com
LO: ERA Dawson-Bradford Co. (1122)	207-947-6788		207-941-9866	
CLA: Catharine (Aimi) Icenogle Baldwin (018396)	207-266-7021	207-266-7021		aimibaldwin@eradawson.com
CLO: ERA Dawson-Bradford Co.(1122)	207-947-6788		207-941-9866	

Prepared by ERA Dawson-Bradford Co. on Monday, March 09, 2026 1:28 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.

