

Public Detail Report

MLS #: 1671046

County: Penobscot

List Price: \$99,900

Status: Active

Property Type: Commercial

Original List Price: \$99,900

Directions: I-95 North to exit 244 west on RT 157 to Millinocket Left on Penobscot property on right.



**204 Penobscot Avenue  
Millinocket, ME 04462-1445**

**List Price: \$99,900  
MLS#: 1671046**



**General Information**

Year Built +/-: 1910      Lot Size Acres +/-: 0.06      Sqft Fin Total +/-: 1,115  
Sub-Type: General Commercial

**Land Information**

Leased Land: No      Waterfront: No      Zoning: 14  
Surveyed: Unknown      Zoning Overlay: Unknown  
Lot Size Acres +/-: 0.06      Bank Owned REO: No

**Interior Information**

Leases: No      Total # Floors: 1      Year Built +/-: 1910  
Office SqFt +/-: 1,115  
Total SqFt: 1,115

**Property Features**

<b>Utilities:</b> Utilities On: Yes	<b>Basement:</b> None; Slab	<b>Heat System:</b> Steam
<b>Parking:</b> On Street	<b>Construction:</b> Masonry; Stone	<b>Heat Fuel:</b> Oil
<b>Location:</b> Downtown	<b>Foundation:</b> Pillar/Post/Pier; Slab	<b>Water:</b> Public
<b>Electric:</b> Circuit Breakers	<b>Materials:</b>	<b>Sewer:</b> Public Sewer
<b>Gas:</b> No Gas	<b>Exterior:</b> Block; Brick; Other Exterior	
	<b>Roof:</b> Other; Shingle	
	<b>Other Structures:</b> Shed(s)	

**Tax/Deed Information**

Book/Page/Deed: 17895/220-221/All      Full Tax Amt/Yr: \$1,102/ 2025      Map/Block/Lot: U05//234  
Deed/Conveyance Type: Quit Claim      Tax ID: MLNK-000005-000000-000234U  
Offered: w/Covenant  
Deed Restrictions: Unknown

**Remarks**

**Remarks:** Prime Downtown Commercial Opportunity! Bring your business vision to life in the center of downtown Millinocket! Located on bustling Penobscot Avenue directly across from the Millinocket Town Office, this well-maintained brick commercial building offers over 1,000 square feet of versatile space with outstanding road frontage, 2 dedicated parking spots in the rear of the building, and excellent visibility. The interior features a spacious open floor plan with a service counter, two private offices, and endless possibilities for customization. Ideal for retail, professional office space, a specialty shop, or customer service business, the flexible layout can accommodate a variety of commercial uses, pending local code approval. Rich in local history, this property was formerly home to the Millinocket Insurance Agency and is one of the community's original downtown buildings. Features include a full bathroom with shower, an attached storage shed, and an impressive large safe that serves as a unique focal point while reflecting the building's historic character. Positioned in a high-traffic location with exceptional exposure, your business will benefit from both local customers and the many visitors who travel to the Katahdin Region each year. Millinocket is the gateway to Baxter State Park and Mount Katahdin, attracting outdoor enthusiasts in every season. The area offers hiking, fishing, hunting, whitewater rafting, kayaking, boating, snowmobiling, ATV trails, cross-country skiing, and miles of scenic lakes, rivers, and forests. Whether you're opening a new business, relocating, or investing in one of Maine's growing recreational destinations, this prime location offers the visibility, flexibility, and character to help your business succeed. Schedule your showing today and discover the possibilities this exceptional commercial property has to offer!

LO: ERA Dawson-Bradford Co.

**Listing provided courtesy of:**

**ERA Dawson-Bradford Co.**  
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