

MLS #: 1486171
Status: ActiveCounty: Penobscot
Property Type:
Commercial

List Price: \$189,999

Directions: From I 95, take Route 157/11 to Millinocket. From downtown Millinocket, take a left onto Penobscot Ave (at light) property is on the left.

**39-41 Penobscot Avenue**

Millinocket, ME 04462

List Price: \$189,999

MLS#: 1486171

**General Information**

Year Built +/-: 1905

Lot Size Acres +/-: 0.11

Sqft Fin Total +/-: 4,004

Sub-Type: Mixed Use

Land Information

Leased Land: No

Surveyed: Unknown

Lot Size Acres +/-: 0.11

Zoning: Downtown Commercial

Zoning Overlay: Unknown

Bank Owned

REO: No

Interior Information

Leases: No

Total # Floors: 3

Year Built +/-: 1905

Office SqFt +/-: 1,456

Total SqFt: 4,004

Property Features

Location: Business District; Near Shopping

Electric: Circuit Breakers; Fuses

Gas: Bottled

Basement: Finished; Other

Foundation Materials: Poured Concrete

Exterior: Vinyl Siding

Roof: Shingle

Heat System: Baseboard; Hot Water; Multi-Zones

Heat Fuel: Oil

Water: Public

Sewer: Public Sewer

Accessibility Amenities: 32 - 36 Inch Doors; 36+ Inch Doors; Ramped Main Level

Tax/Deed Information

Book/Page/Deed: 6320/190/All

Full Tax Amt/Yr: \$1,281/ 2019

Map/Block/Lot: U5//211

Deed/Conveyance Type Offered: Quit Claim

Tax ID: 39-41PenobscotAve,Millinocket,04462

Deed Restrictions: Yes

Remarks

Remarks: This is your opportunity to own a beautiful property where you can reside, work and collect rental income. This well maintained building is centrally located, and near downtown. The first floor has an inviting entry way that leads into a separate entrance for the second floor residence, or third floor apartment. The main floor currently has a sitting area with office reception area. This floor has five exam rooms, office space, and ample room to accommodate your practice. The second floor has a beautiful owners residence, tastefully decorated, with two bedrooms, one bathroom, an open kitchen/dining area, sun filled living room with front and side windows, and a back deck to enjoy private time. The third floor is finished with Kitchen, sitting area and one bedroom and bathroom. In addition to the first, second and third floor, the large basement is finished with a spacious two bedroom apartment with an open kitchen, dining and living room area. This multi level building has so many opportunities awaiting for you. Live in the residence and rent out each unit while enjoying all that the Kathadin area has to offer. Restaurants, shopping, walking and snowmobile trails are all within walking distance. The main floor currently is being used for a chiropractic office. This sale is for the land and building only.

LO: ERA Dawson-Bradford Co.

Listing provided courtesy of:
**Dawson
Bradford
REALTORS**

ERA Dawson-Bradford Co.

ERA Dawson-Bradford Co.

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Prepared by ERA Dawson-Bradford Co. on Thursday, April 01, 2021 11:40 AM.

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