


MLS #: 1627888
Status: Active
Directions: In Brewer to South Main Street, # 92. Sign is up

County: Penobscot
Property Type: Commercial

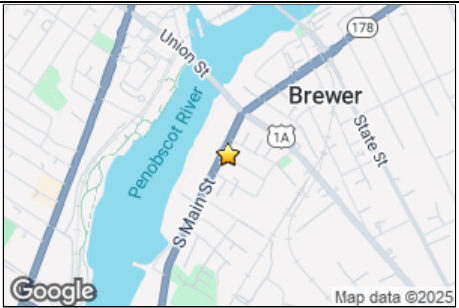
Private Detail Report

List Price: \$399,900
Original List Price: \$399,900



92 S Main Street
Brewer, ME 04412-2114

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General Information	
Year Built +/-: 1900	Lot Size Acres +/-: 0.24
Sub-Type: General Commercial	Sqft Fin Total+/-: 3,643

Land Information	
Leased Land: No	Waterfront: No
Surveyed: Unknown	Zoning: CB
Lot Size Acres +/-: 0.24	Bank Owned REO: No

Interior Information	
Leases: No	Total # Floors: 2
Office SqFt +/-: 3,643	Year Built +/-: 1900
Total SqFt: 3,643	Year Renovated +/-: 2007

Property Features	
Utilities: Utilities On: Yes	Basement: Brick/Mortar; Full; Slab; Unfinished
Building Features: Internet Access Available; Storage	Construction: Wood Frame
Parking: 5 - 10 Spaces; Paved	Foundation Materials: Brick/Mortar; Other; Poured Concrete
Location: Downtown; Near Shopping	Exterior: Brick; Vinyl Siding
Electric: Circuit Breakers; Generator Hookup	Roof: Shingle
Gas: No Gas	Heat System: Baseboard; Forced Air; Heat Pump; Hot Water; Other
	Heat Fuel: Electric; Oil
	Water: Public
	Sewer: Public Sewer

Tax/Deed Information	
Book/Page/Deed: 17306/029/All	Full Tax Amt/Yr: \$7,700.72/ 2024
Deed/Conveyance Type Offered: Quit Claim w/Covenant	Map/Block/Lot: 29//59
Deed Restrictions: Unknown	Tax ID: BRER-000029-000000-000059

Remarks	
Remarks:	Commercial building on Main Street with great visibility, high traffic count, its own parking, located in BREWER Maine. LOCATION, LOCATION, LOCATION! This building has primarily been utilized as a Medical office. The building has an inviting Reception area, sitting area for patients, three individuals exam rooms, lab area, a large open meeting room with kitchen and separate owners office area, perfect space for additional offices. An apartment is located upstairs with its own entrance. The apartment is an excellent source of additional income and has two bedrooms, one bathroom, Living room, Kitchen with washer and dryer hookup. Located on South Main Road in Brewer this commercial space is ideal for many business uses. This building has been cared for with many updates. On-site parking allows for up to ten vehicles at any time. Centrally located to Bangor, Brewer and many surrounding communities. A separate steel building was placed on the property for added storage. Public water/Public Sewer with multiple heat sources. Full basement under the main building for added storage. Great visibility, road frontage, corner lot and over 3600 square feet. The ideal commercial space, for any business. Come take a look!
Showing Instructions:	Mechanical Lockbox; ShowingTime; Sign on Property
Internal	Property taxes are comprised of both property taxes (71018.00) and personal property tax of (82.72).
Remarks/Contingency:	
Showing Remarks:	Showingtime. Show with notice.

Listing/Agent/Office Information	
Listing Agreement: Exclusive Right To Sell	List Date: 06/23/2025
Days On Market: 1	Withdrawal Date:
	Expiration Date: 12/31/2025
	Pending Date:
	Terminated Date:
Name	Primary
LA: Adrian Nadeau (011645)	207-947-3363
LO: ERA Dawson-Bradford Co. (1122)	207-947-6788
CLA: Bruce Bragdon (011639)	207-947-3363
CLO: ERA Dawson-Bradford Co.(1122)	207-947-6788
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