

FOR SALE | RETAILING BUILDING WITH DRIVE-THRU

41 BANGOR STREET, AUGUSTA, ME 04330



PROPERTY DETAILS

- 1,735± SF retail building with drive-thru on 0.34± AC lot
- Corner lot with access on both Bangor and School Streets
- Traffic Count of AADT 22,680
- Significant retail corridor with nearby businesses including Hannaford, Dunkin' Donuts, McDonald's and Dairy Queen, to name a few
- \$350,000

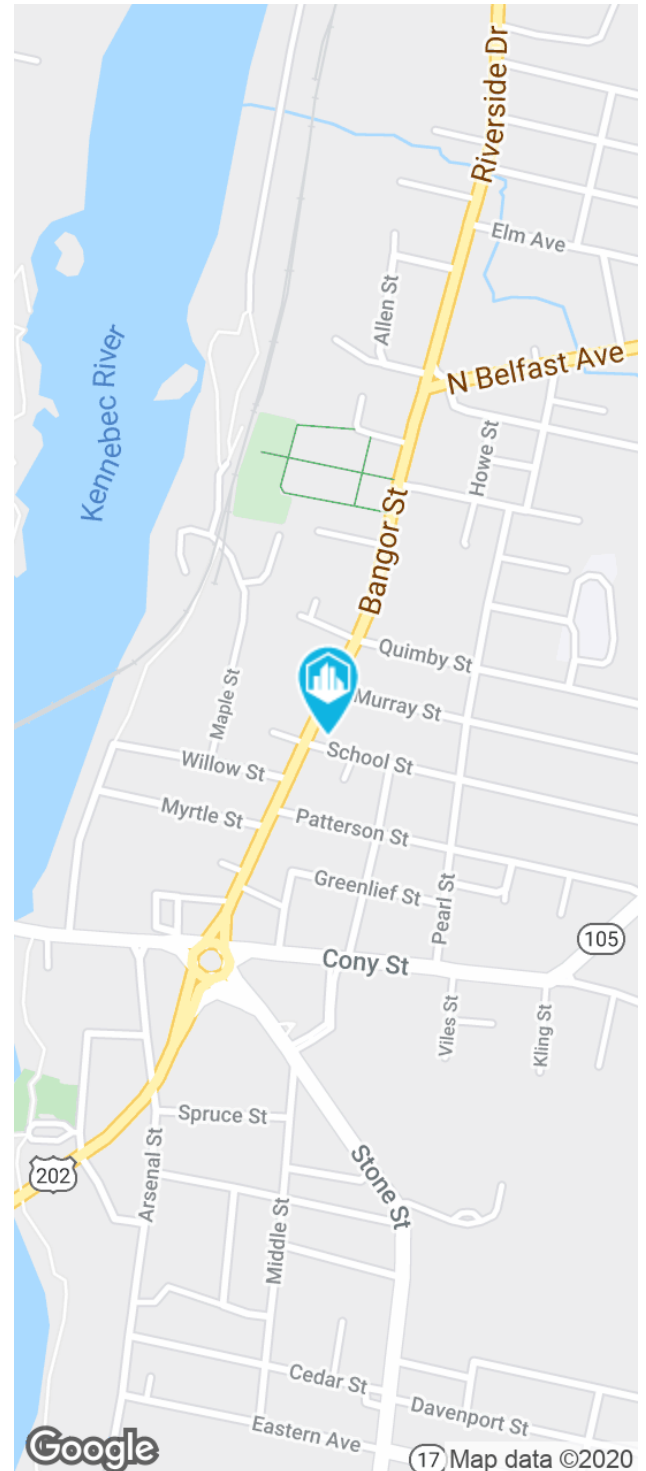
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PROPERTY DETAILS

OWNER OF RECORD	CRT XIV, LLC
BOOK & PAGE	11362/77
ASSESSORS REFERENCE	Map 38, Lot 3
BUILDING SIZE	1,735± SF
LOT SIZE	0.34± AC
CONSTRUCTION	2000, wood-frame
ROOF	Flat, tar and gravel
FOUNDATION	Slab
HVAC	Forced hot air, gas-fired
ELECTRICAL	Circuit breakers
UTILITIES	Municipal water/sewer
DRIVE-THRU	One (1)
PARKING	On-site
SIGN	Street pylon
ROAD FRONTAGE	67'
ZONING	CB - Local Business
TRAFFIC COUNT	22,680 AADT
REAL ESTATE TAXES	\$8,403.22 (2020/2021)
SALE PRICE	\$350,000

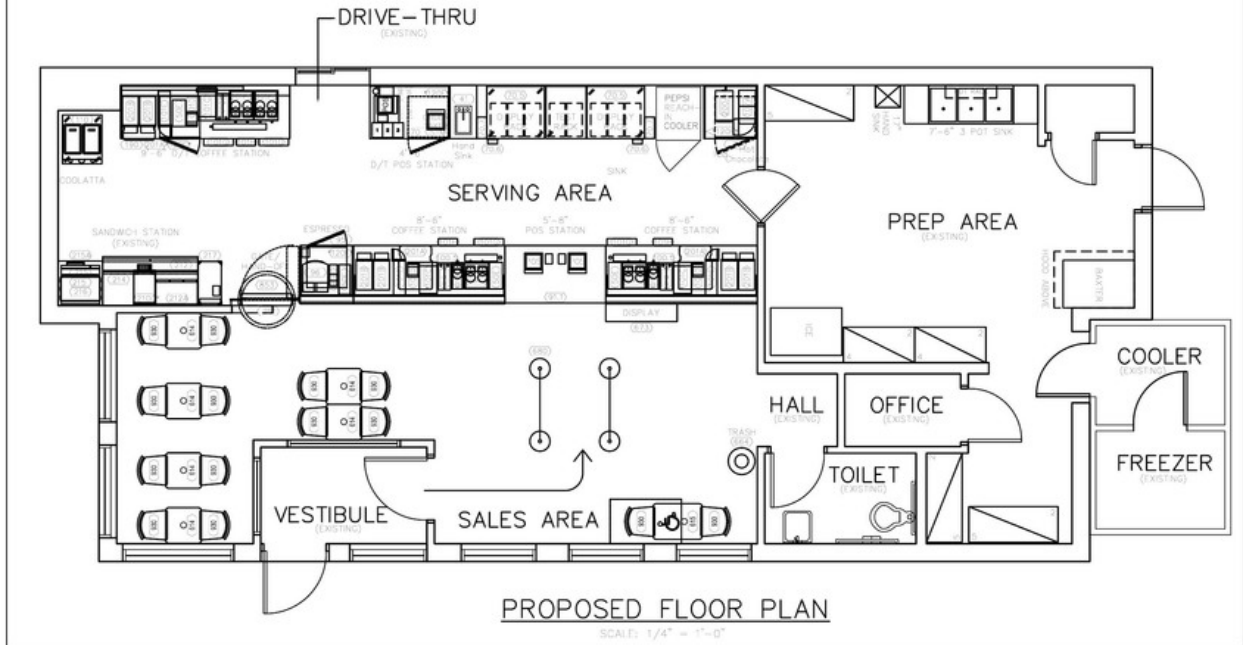
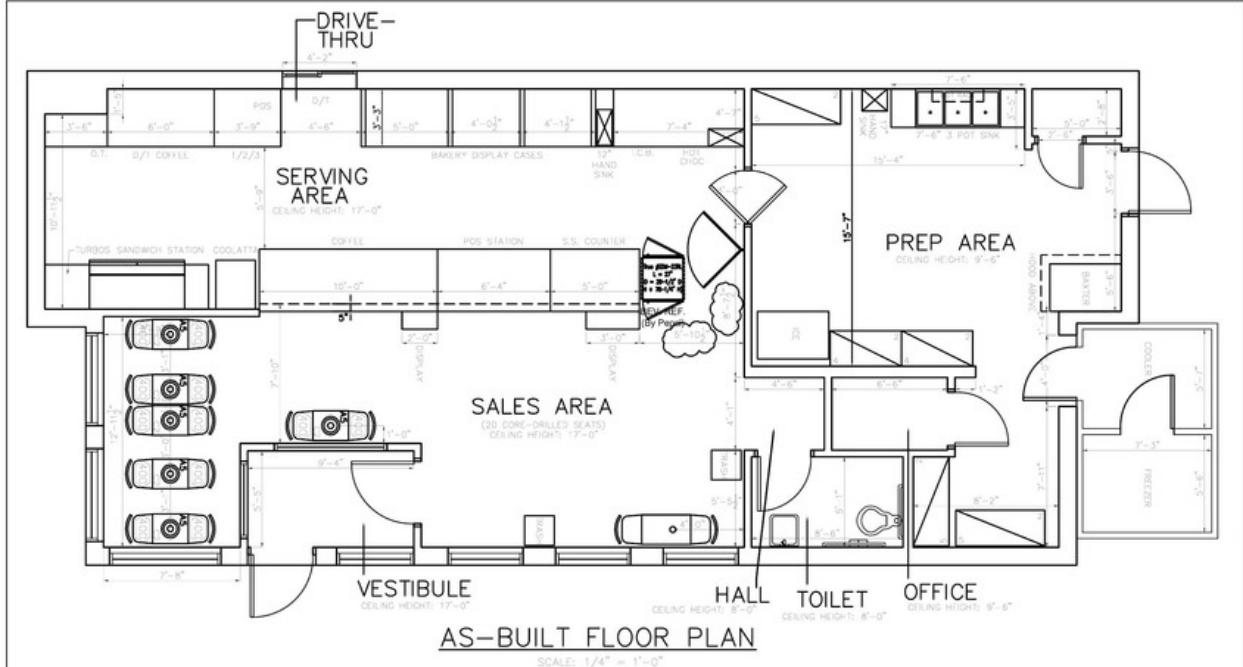


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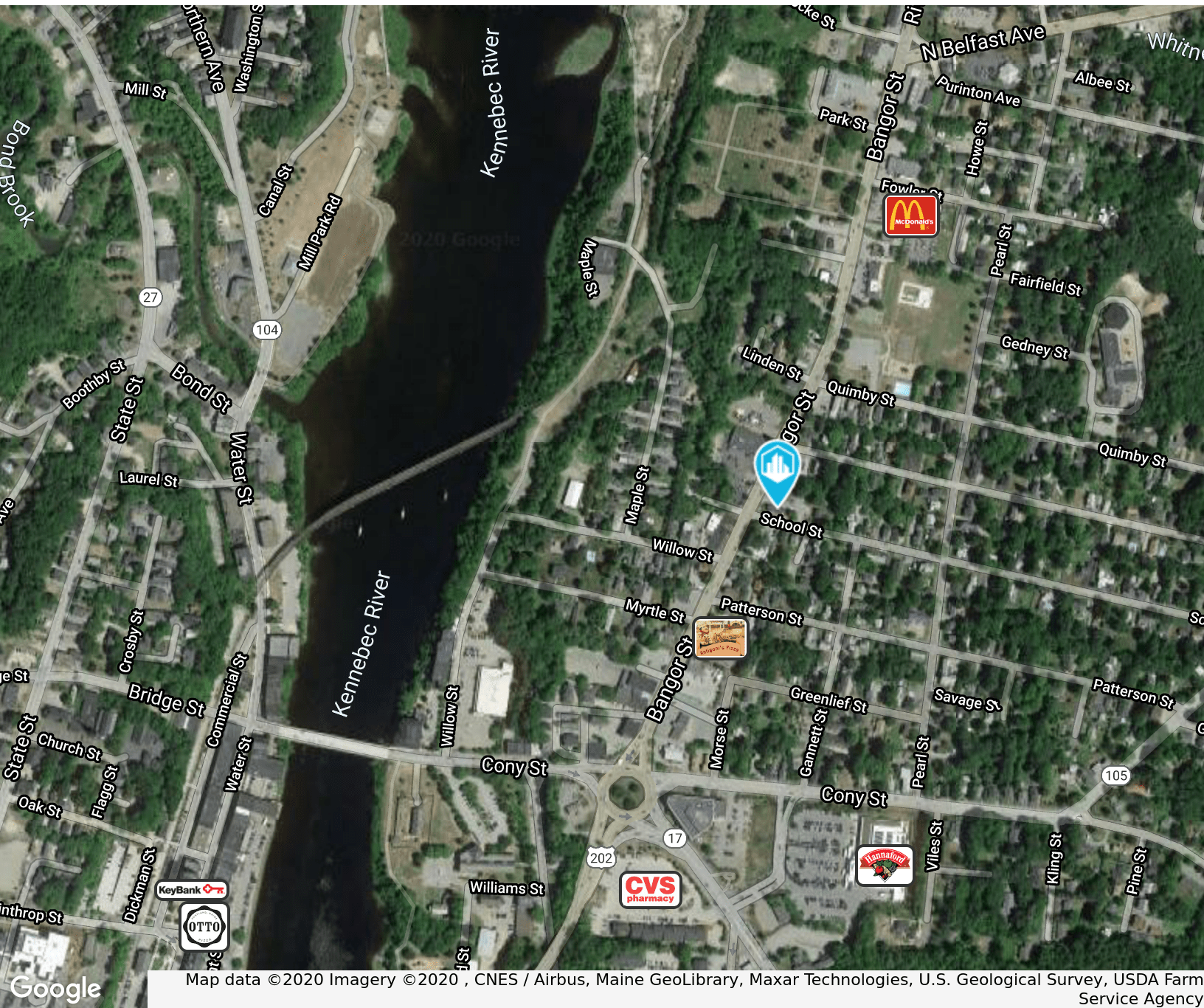


FLOOR PLAN



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CONTACT US



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