

FOR SALE



408 HARLOW ST - BANGOR, ME

PROPERTY DESCRIPTION Versatile mixed-use property featuring professional office space, flexible shop and storage areas, and six two-bedroom apartments with ample on-site parking. The combination of commercial and residential space offers multiple income opportunities, making this an attractive option for investors, businesses or owner-occupants.

LOCATION Located in downtown Bangor on Harlow Street, adjacent to the Kenduskeag Stream, the building offers great visibility and easy access. It is within walking distance to the heart of downtown and approximately one mile to I-95.

BUILDING SIZE	Office:	3,000 +/- sf
	Shop / Storage:	1,636 +/- sf
	6 Apartments:	<u>6,000 +/- sf</u>
	Total:	10,636 +/- sf

LOT SIZE	.68 +/- acres
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ZONING	Urban Service District (USD)
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SALE PRICE	\$625,000.00
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Information furnished is from sources deemed reliable, but no warranty is made to the accuracy thereof. The listing broker hereby discloses that she/he is acting solely as an agent for the seller in the marketing, negotiation, and sale/lease of this property. Broker further discloses that she/he represents the seller's interest and has a fiduciary duty to disclose to the seller information which is material to the sale acquired from the buyer or any other source.

BUILDING DETAILS

YEAR BUILT 1880, remodeled in 2001 & 2010

ASSESSOR'S REFERENCE Map 40, Lot 1B

PARKING Ample on-site

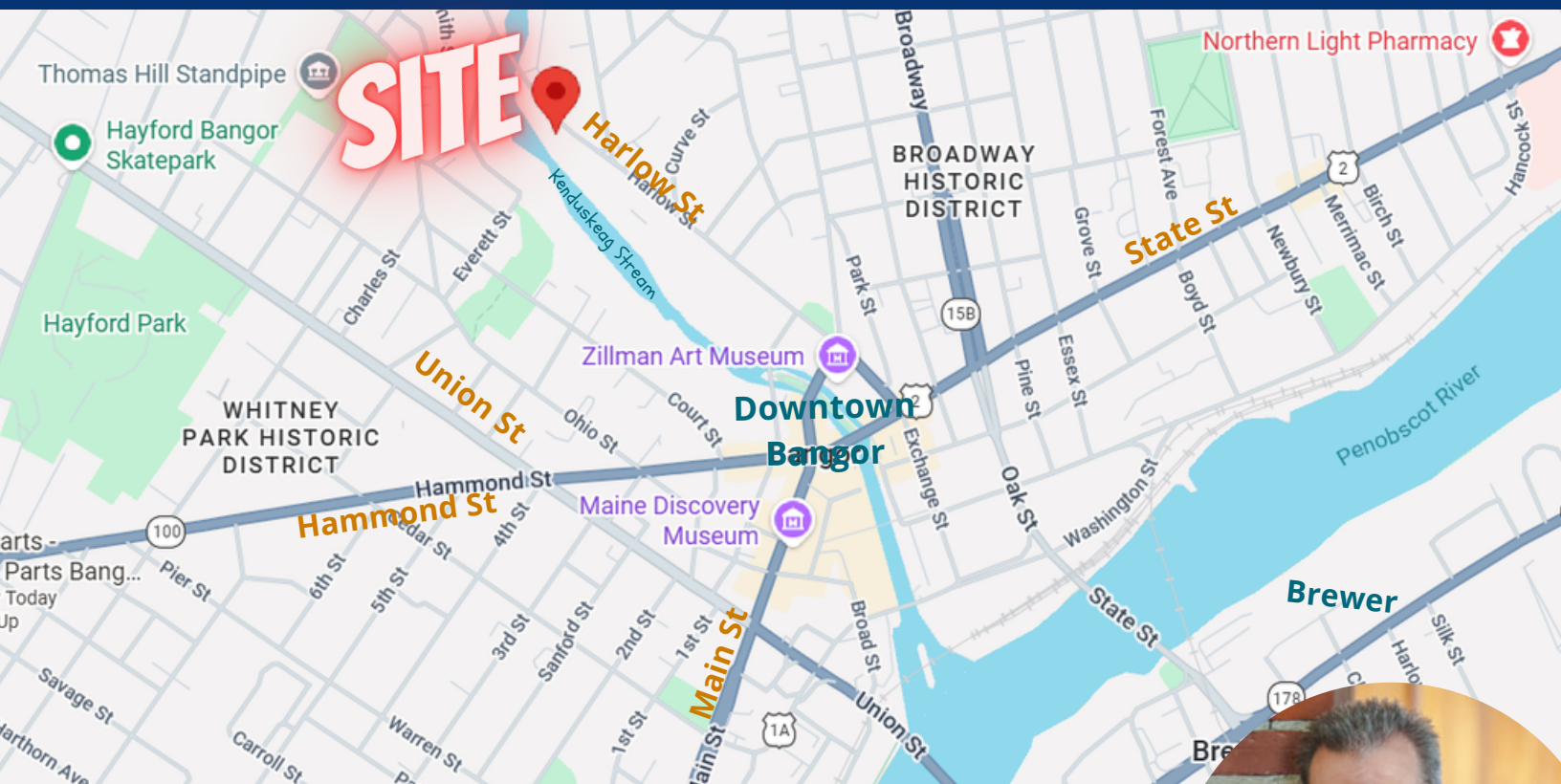
HEATING Oil-fired radiant heat on 1st floor, baseboard heat on lower & 2nd floors

WATER & SEWER Municipal

ROOF Ballasted rubber membrane

FINANCIALS Available from Broker

LOCATION MAP



FOR FURTHER INFO, CONTACT: DAVID HUGHES

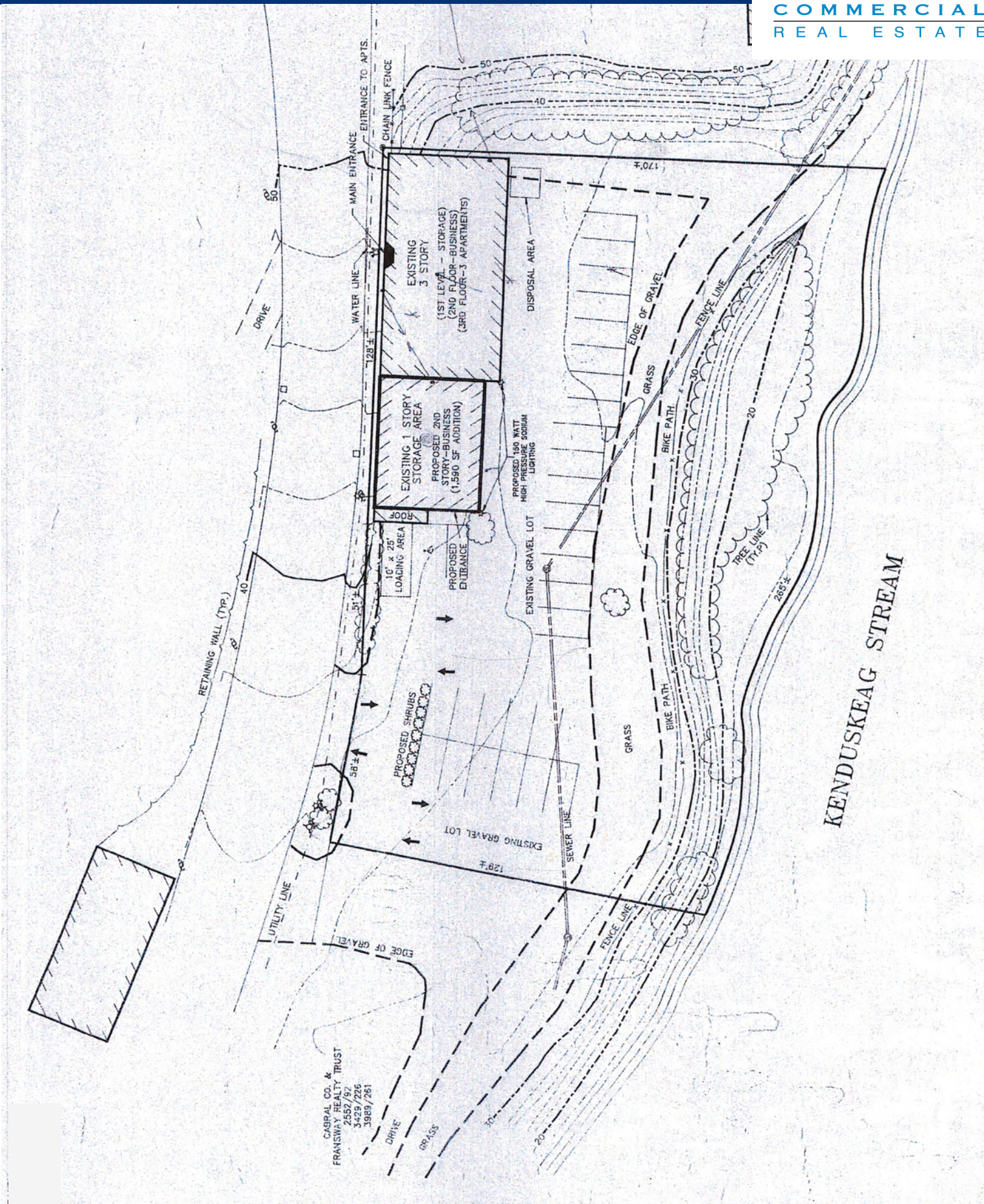
 dhughes@epsteincommercial.com

 epsteincommercial.com

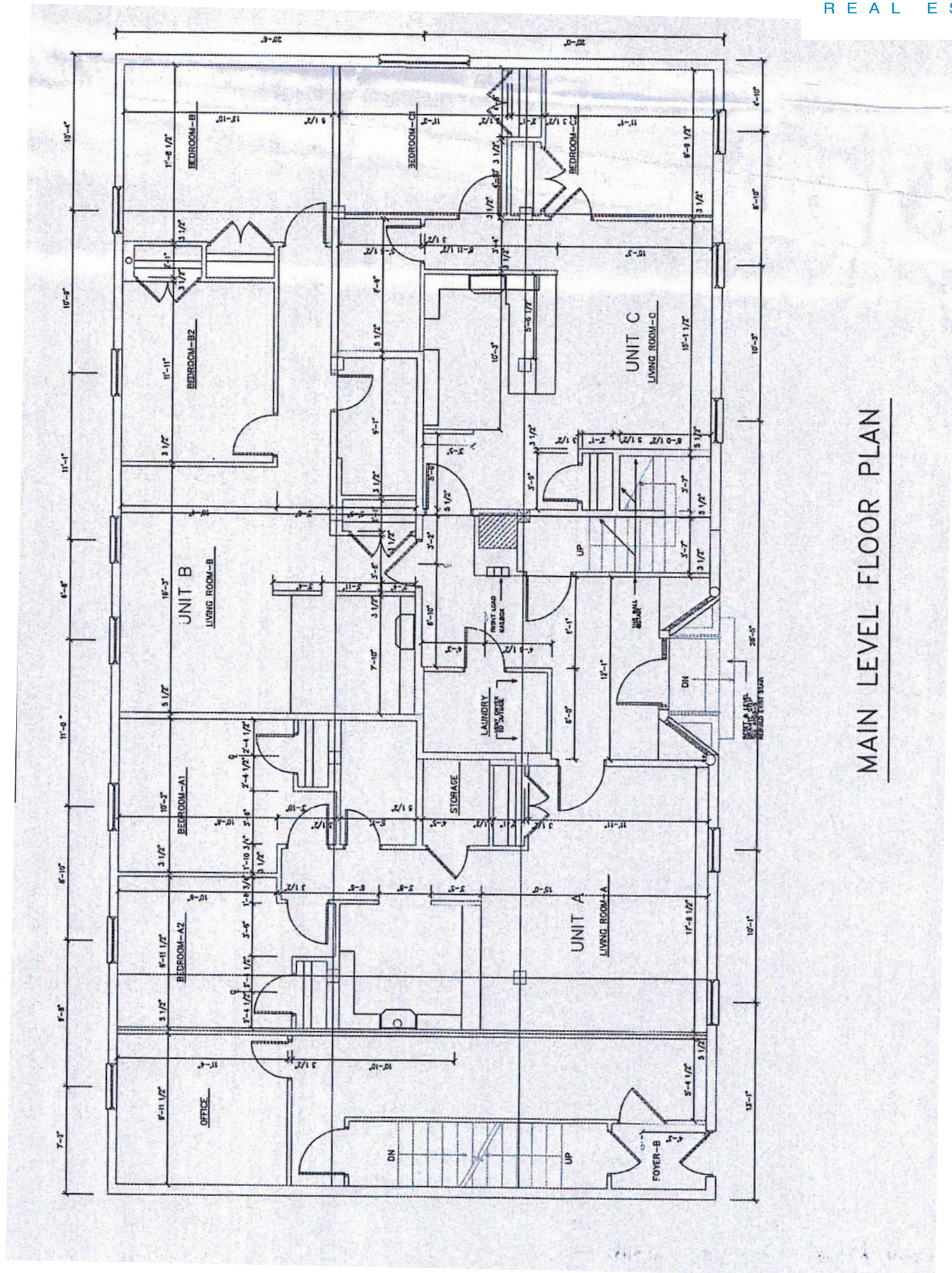
 207-945-6222



SITE PLAN

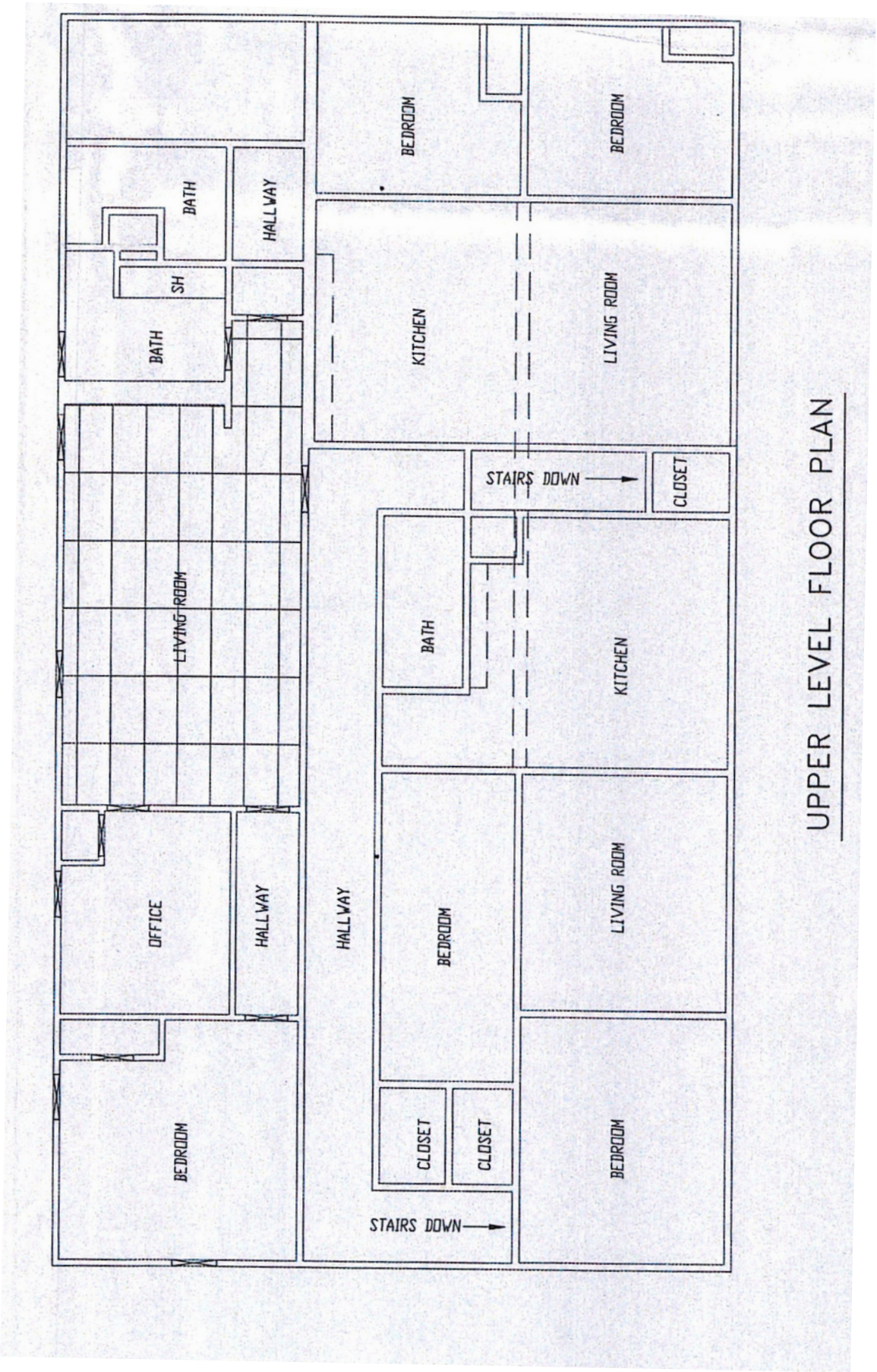


MAIN LEVEL FLOOR PLAN



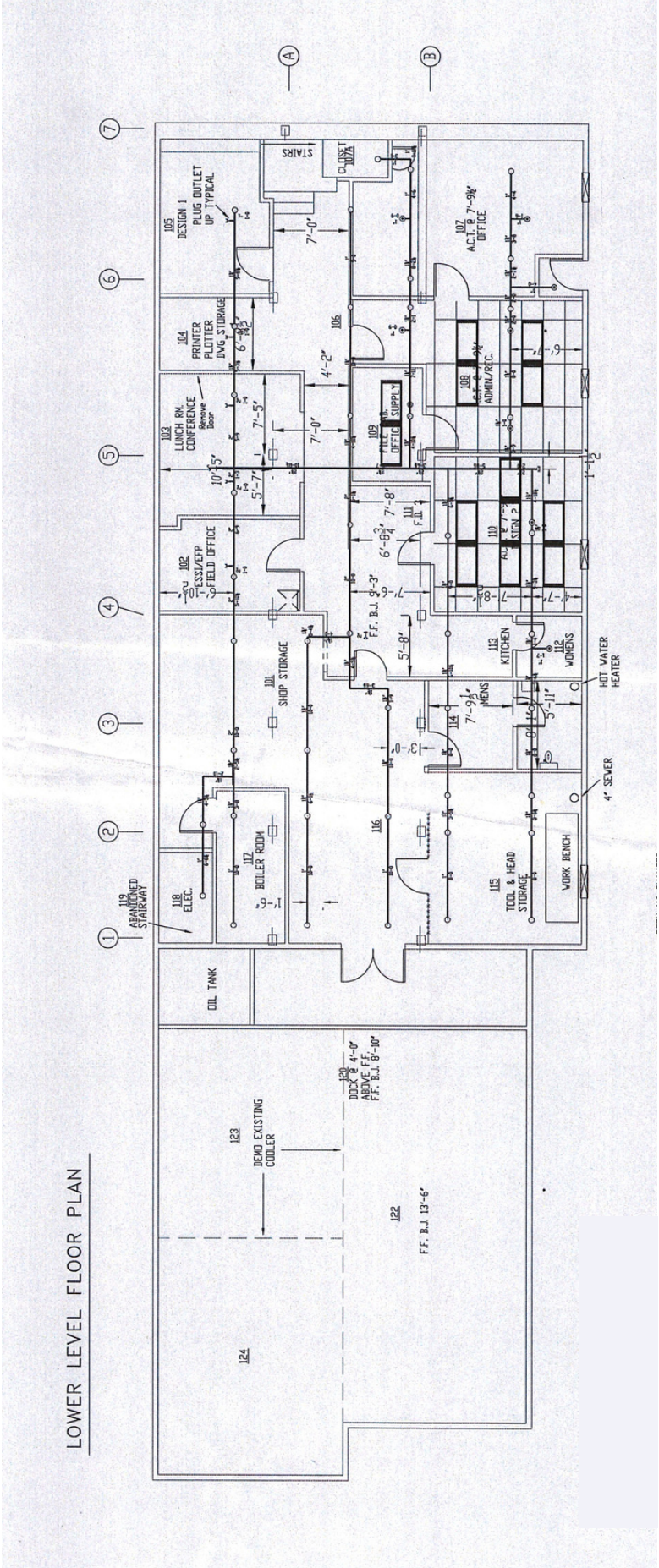
MAIN LEVEL FLOOR PLAN

UPPER LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN

LOWER LEVEL FLOOR PLAN



PRO FORMA



408 Harlow St.
Bangor, Maine

Income	Bdr	2025		Proforma	
		\$/yr	\$/mo.	\$/yr	\$/mo.
Office / shop		28,656	2,388	30,000	2,500
Apt 101	2	10,800	900	16,200	1,350
Apt 102	2	12,000	1,000	16,200	1,350
Apt 103	2	10,800	900	16,200	1,350
Apt 201	2	15,600	1,300	16,200	1,350
Apt 202	2	16,200	1,350	16,200	1,350
Apt 203	2	15,600	1,300	16,200	1,350
Total income		109,656	9,138	127,200	10,600
Vacancy	3%			3,816	
Total adjusted		109,656	9,138	123,384	
Expenses		\$/yr		\$/yr	
Building ins.		3,282		3,282	est
Heating fuel		13,156		15,000	est
Electricity		7,000		7,250	est
Water		1,020		1,000	est
Sewer / storm		1,857		2,000	est
Snow removal		7,425		5,000	est
Janitorial		6,000		6,000	est
Grounds care		2,800		2,000	est
RE Tax		7,662		8,000	est
Gen. Maint.		6,510		7,000	est
Dumpster		2,940		3,000	est
Total Exp.		59,652		59,532	est
NOI		50,004		63,852	
		8% CAP		10% CAP	

Note: Maine Fire Protection occupies the office / shop space on a month-to-month lease
All apartment leases are month-to-month

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