

**Commercial/Industrial - PUBLIC SYNOPSIS**



**MLS#:** 878663      **Status:** Current      **Kickout:** No  
 55 Main Street Bucksport, ME 04416      **List Price:** \$ 399,000

**Directions:** Main Street Bucksport adjacent to Jed Prouty

**Neigh'd/Assoc:**      **Assoc. Fee /Mo:**

**General/Land Information**

|                                    |                                |                                 |
|------------------------------------|--------------------------------|---------------------------------|
| <b>Year Built+/-:</b> 1910         | <b>Road Frontage+/-:</b>       | <b>Surveyed/Seasonal:</b> No/No |
| <b>Lot Size (Acr)+/-:</b> 0.50     | <b>Flood Zone:</b> No          | <b>Water Body:</b>              |
| <b>Zoning:</b> commercial          | <b>Amt Wtr Frntge+/-:</b>      | <b>WF Owned/Shared+/-:</b>      |
| <b>WtrFrft:</b> No                 | <b>Class:</b> Commercial       | <b>Leases:</b>                  |
| <b>#Units/Floors:</b>              | <b>BldgSF+/-:</b>              | <b>Annual Income:</b>           |
| <b>Annual Expense:</b>             | <b>Traffic Count+/-:</b>       | <b>Max Floor Cap:</b>           |
| <b>Ceil. Ht.+/-:</b>               | <b>Retail SF +/-:</b>          | <b>Office SF +/-:</b>           |
| <b>Manfctrng SF +/-:</b>           |                                | <b>Warehouse SF +/-:</b>        |
| SqFt Fin. Above Grade+/-: 1700     | SqFt Fin. Below Grade+/-: 1700 | SqFt Fin. Total+/-: 3400        |
| Source of Square Footage: Measured |                                |                                 |

**Remarks**

Meticulously renovated historic bldg w/street level commercial & luxury apt on lower level. Parking lot, wtr view, potential for third story, engineered HVAC, working bank vault. Perfect for professional offices, art studio/gallery, retail. Room to expand

**Property Features - NOTE: Check Detail Reports for complete list of Features.**

|   |   |
|---|---|
| <b>Type:</b> Bank, Divisible Building, Free Standing Building, Historic Design, Office Buil | <b>Style:</b> Federal   |
| <b>Existing Use:</b> Retail/Service, Other Existing Use                                     | <b>Construction:</b> Masonry  |
| <b>Sale Inc.:</b> Building Only   | <b>Basement Info:</b> Daylight, Finished, Full                                  |
| <b>Site:</b> Open, Corner Lot, Scenic View, Sidewalks                                       | <b>Foundation Mtrls:</b> Poured Concrete  |
| <b>Driveway:</b> Paved  | <b>Exterior:</b> Brick  |
| <b>Parking:</b> 11-20 Spaces, On Site, Paved  | <b>Roof:</b> Membrane, Pitched, Tar & Gravel                                    |
| <b>Location:</b> Intown, Business District, Near Country Club, Near Shopping, Neighborbh    | <b>Heat System:</b> Radiant, Multi-Zones  |
| <b>Uses:</b> Commercial, Development Potential, Mixed Use, Residential                      | <b>Heat Fuel:</b> Oil   |
| <b>Restrictions:</b>  | <b>Water Heater:</b> Off Heating System   |
| <b>Rec. Water:</b> Nearby, Public, Waterfront Deep, Water View                              | <b>Cooling:</b> Central Air   |
| <b>Roads:</b> Paved, Public   | <b>Floors:</b> Concrete, Tile/Brick, Wood                                       |
| <b>Transportation:</b> Major Road Access  | <b>Veh. Storage:</b> 3 Car, Off Street Parking                                  |
| <b>Electric:</b> Circuit Breakers   | <b>Amenities:</b> Master Bedroom w/Bath, Out Building, Security System, Storage |
| <b>Gas:</b> Bottled   | <b>Access. Amnties:</b> 36-48 Inch Halls, Level Entry                           |
| <b>Sewer:</b> Public  | <b>Equipment:</b>   |
| <b>Water:</b> Public  |   |

**Tax/Deed/Community Information**

**Book/Page/Partial:** 3387/235/      **Map/Block/Lot:** 32/163      **Tax Amount/Yr:** \$ 2,298 / (2006)  
**Tax Reduction:**      **School:**  
**Confidentiality Statement:** No

**Off Market Information**

**Information Provided by: George MacLeod GBM 006238**

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| <b>Office:</b> The Christopher Group, LLC 2494   | <b>Office:</b> 207-497-3008  |
| <b>Agent Phone:</b> 207-469-7006,  | <b>Agent Cell:</b> 207-944-8771  |
| <b>Email:</b> <a href="mailto:gmacleod@mainerealestatebrokerage.com">gmacleod@mainerealestatebrokerage.com</a> | <b>Virtual Tour:</b> <a href="http://www.visualtour.c">http://www.visualtour.c</a> |
| <b>LAgini:</b> GBM   | <b>List Office:</b> The Christopher Group, LLC                                     |



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