

FOR SALE - Fully Leased Office Building

Norum Bega Hall

40 Harlow Street, Bangor, ME

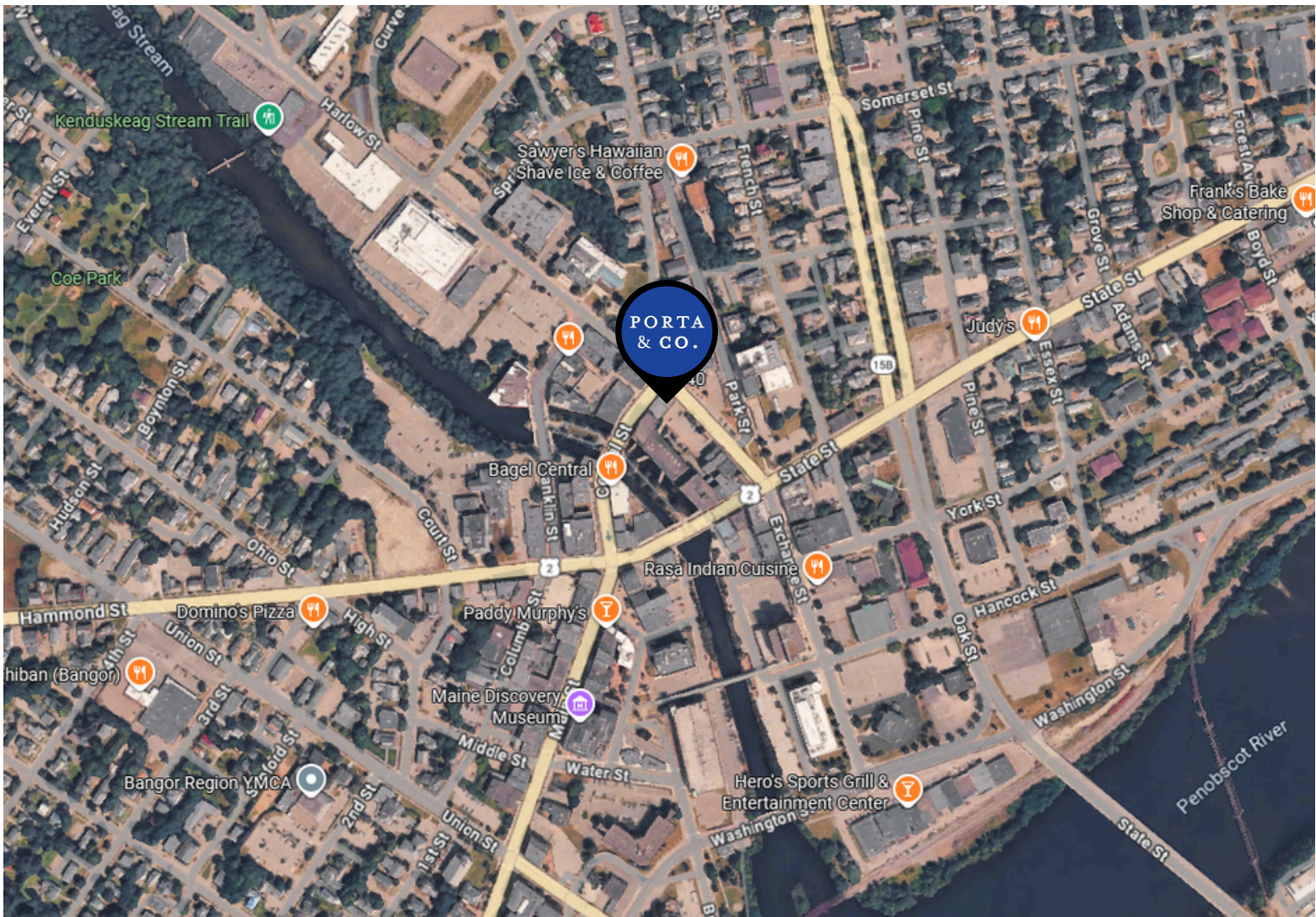


— Property Highlights —

- Fully leased investment property in Downtown Bangor
- 36,636± RSF historic office building
- 0.86± acres with surface parking for 40 plus cars
- \$1.5 million plus of recent improvements
- Long term lease with University of Maine
- Asking Price: \$3,300,000

Property: Address:	40 Harlow Street, Bangor, ME
Owner:	Canuck Investments, LLC
Building Size:	36,636± SF
Lot Size:	0.86± AC
Utilities:	All Public
Parking:	On-site - Surface lot
Frontage:	Harlow
Sale Price:	\$3,300,000
NOI:	\$275,545 (FC X 2026)
Financials:	See Broker w/signed CA





CONTACT



Charles Day

Broker
c: 207-838-3335
o: 207-747-1515
cday@portacompany.com

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COMMERCIAL REAL ESTATE

30 Milk Street, Second Floor
Portland, ME 04101
207-747-1515
www.portacompany.com