

FOR SALE OR LEASE



21 SYCAMORE ST, MILLINOCKET, ME

PROPERTY DESCRIPTION	Free-span steel building suitable for retail or office use, just off busy Central Street
BUILDING SIZE	5,650 +/- sf
LOT SIZE	1.16 +/- acres
FRONTAGE	170' of frontage on Sycamore St, and 298' on Tamarak
AGE	Built in 1980
PARKING	Ample, on-site; paved in 2019
ROOF	Rubber
LIGHTING	Fluorescent
HEATING	Oil-fired hot air
CEILING HEIGHT	10' - 12'
ELECTRICAL	200 amp
ZONING	Highway Commercial (HC)
ACCESSOR'S REFERENCE	Map U11, Lot 17
ANNUAL TAXES	\$6,323 (FY 25-26)
LEASE PRICE	\$4.99/sf NNN
SALE PRICE	\$299,000

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.

INTERIOR



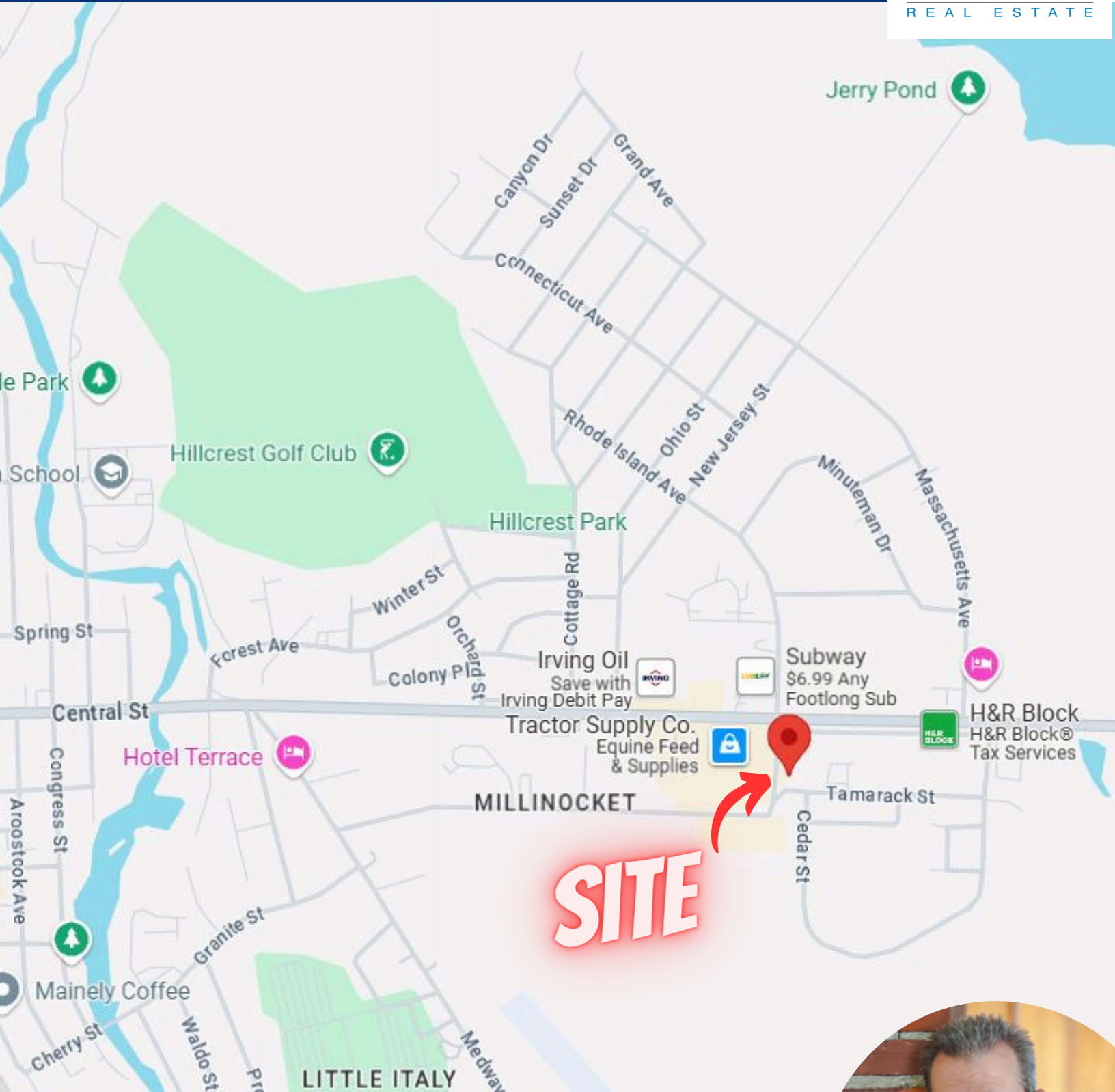
TAX MAP



Map U11, Lot 17



LOCATION MAP



FOR FURTHER INFO, CONTACT: DAVID HUGHES

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