

38 SCHOOL ST BANGOR, ME 04401

FOR SALE

FEDCAP OPPORTUNITY CENTER



## INVESTMENT PROPERTY

For More Information, Please Contact:



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# PROPERTY INFORMATION



Address	38 School St, Bangor, ME 04401
Owner	ACME LLC
List Price	\$1,675,000.00
Assessors Reference	Map R41 / Lot 25
Building Size	11,000 ± SF
Land Size	0.84 ± Acres
Property Type	Industrial
Parking	40 ± Paved Spaces On-Site
Zoning Description	Shopping and Personal Service District
Year Built / Renovated	1960 / 2024
Construction	Steel Frame; Pre-Finished Metal Siding
Roof Type	Gable Roof; Standing Seam Metal
HVAC	Natural Gas Blowers (Heating & A/C)

A prime investment opportunity located less than half a mile from I-95 (Exit 185) in one of Bangor's most active retail corridors. The property sits just off Broadway, surrounded by major national tenants including Hannaford, Planet Fitness, HomeGoods, TJ Maxx, and Starbucks.

The 11,000± SF single-story steel-frame structure, formerly a retail/industrial facility, has completed a full interior renovation to accommodate Fedcap's office operations. The improvements include upgraded building systems, ADA compliance, and high-efficiency natural gas HVAC.

With excellent visibility, ample on-site parking, and immediate proximity to Bangor's primary commercial arterials, 38 School Street offers investors a stabilized, long-term leased asset in a thriving submarket characterized by limited office supply and strong tenant demand.



## Fedcap, Inc.

Fedcap, Inc. is a nonprofit organization focused on workforce development, education, and social services across the U.S. The organization partners with state and local governments to provide employment readiness, vocational training, and rehabilitation programs to underserved populations. Its presence in Bangor represents an expansion of professional office and support service space in a market historically dominated by healthcare and education employers.

## Lease Terms

Under the terms of the lease, Fedcap occupies the entire 11,000± SF building on a **7-year (86-month) lease term**, beginning **November 1, 2024**, at a **base rental rate of \$12/SF NNN with 3% annual escalations**. Tenant improvements total **\$550,000 (\$50/SF)**, reimbursed to the landlord at **8% interest** via monthly payments over the lease term.



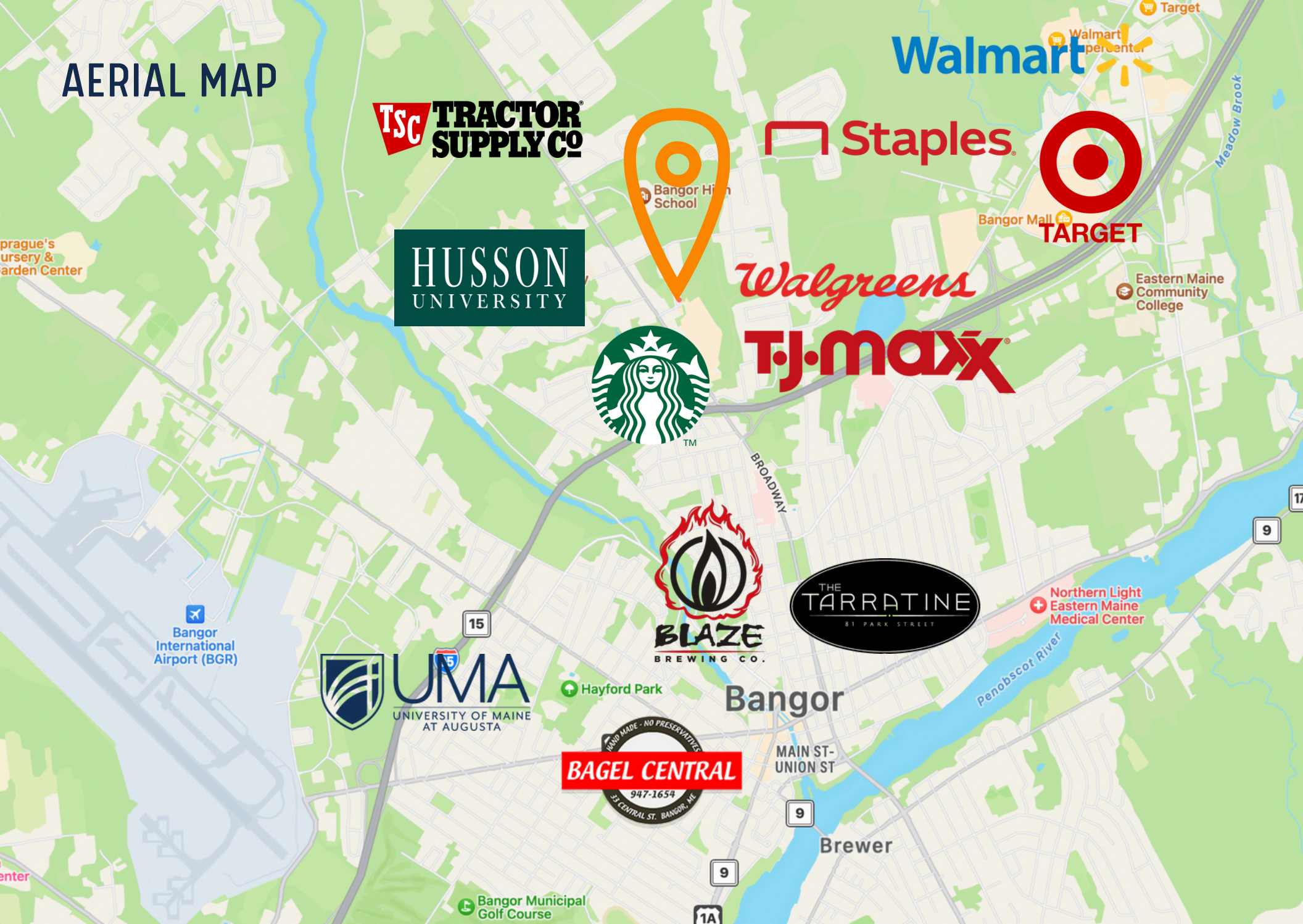




# PROPERTY PHOTOS



# AERIAL MAP



# INVESTMENT OPPORTUNITIES

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