

FOR LEASE  
RETAIL - COMMERCIAL  
BATH, ME



## PRISTINE FRONT STREET COMMERCIAL SPACE

160 FRONT STREET, BATH ME 04530

### CLASS A RETAIL SPACE

Join a strong and diverse independent brick & mortar retail business community in downtown Bath. Supported by local community members, summer residents, and visitors, historic downtown Bath is well-situated in the southern Midcoast region to attract year-round customers for your business.

- Great Location
- Fantastic Visibility
- Historic Character with Modern Design

**LEASE PRICE: \$3,000 / MONTH NNN**



For More Information Contact:  
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## AVAILABLE SPACE INFORMATION

Address	160 Front Street, Bath ME 04530
Space Type	Retail / Commercial
Total Space Available	1,557 SF
Flooring	Wood
Ceiling Height	+/- 12'
HVAC	Natural Gas Base Heat, Electric Heat & Cooling Pumps
Restroom	Full Shower, ADA Compliant
Electricity	Single Phase
Water	Public Water
Wastewater	Public Sewer
Internet	Fiber Available
Sprinkler	No
Estimated NNN Expenses	\$4.40 PSF // ~\$570 / month
Signage	On-Building
Zoning District	C1 - Downtown Commercial

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50 Sewall Street #200, Portland, Maine 04102

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## BUILDING INFORMATION

Address	160 Front Street, Bath ME 04530
Owner	Medanick, LLC
Book/Page	2018R/02982
Tax Map/Lot	26/246
Building Size	3,906 SF
Building Type	Mixed-Use
Number of Units	2
Year Built	1895
Year Renovated	2020
Construction	Balloon Framed, Brick
Year Built	1895
Year Renovated	2020
Property Taxes	\$15,378

## ABOUT THE BUILDING

The Medanick Building, an award winning historic building, is set on a prominent corner of downtown Bath's coveted Front Street. The corner location has one of the highest car and pedestrian counts in the downtown. Deep sidewalks, ample parking and walkability add to the already prime location.

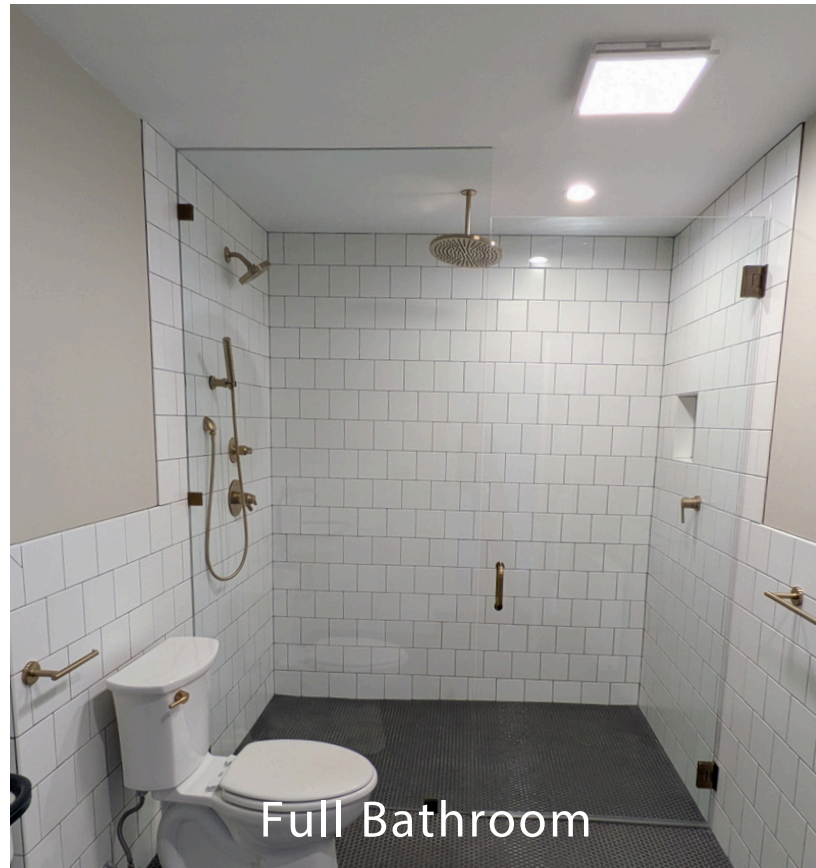
Full length storefront windows, hardwood floors, original tin ceilings, all new systems, and many other historic and unique features make this one of the most sought after locations in all of Midcoast Maine.

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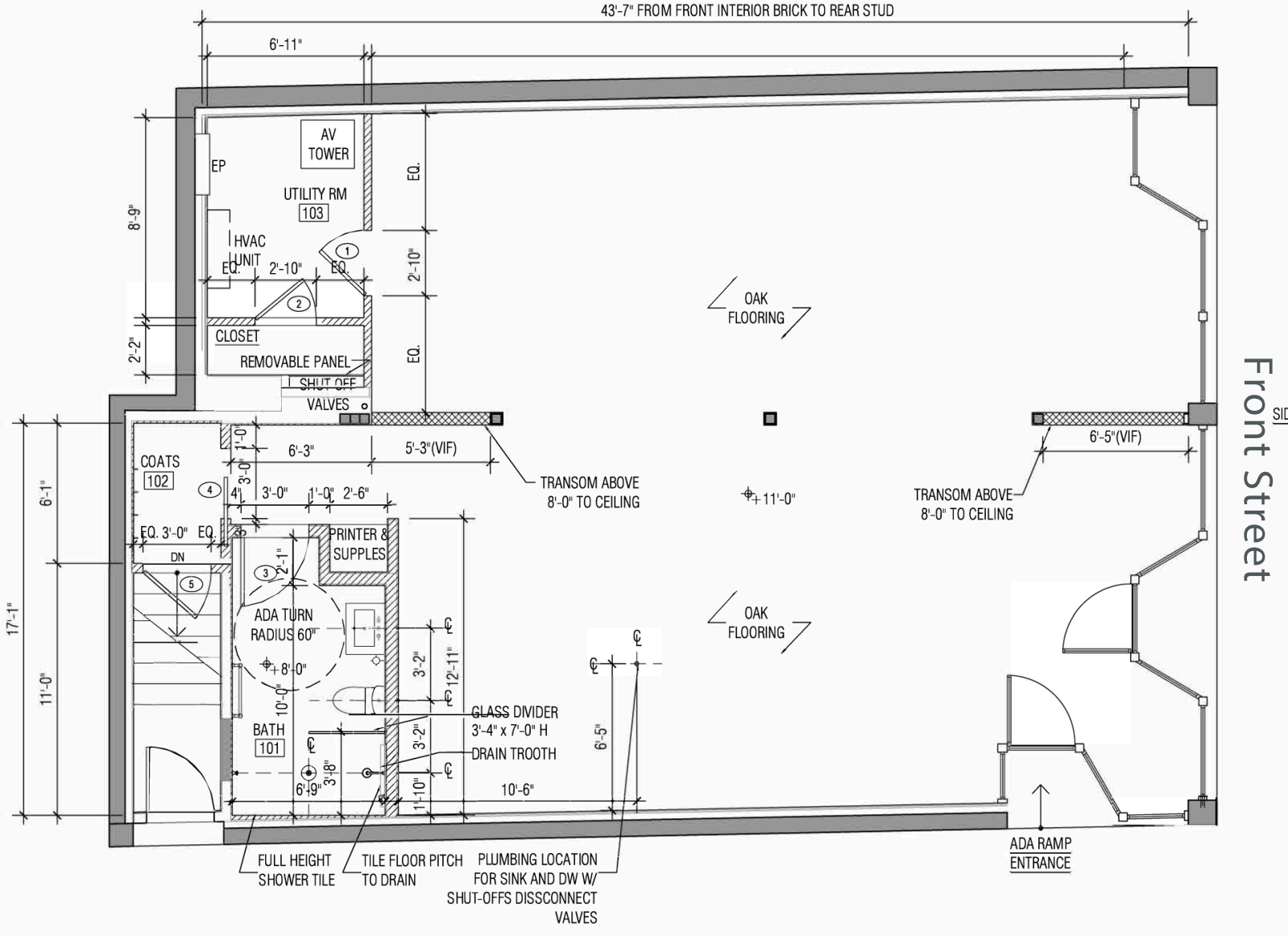
Full Bathroom

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1 PLUMBING AND WALL LOCATIONS  
SCALE: 3/16" = 1'-0"

Elm Street

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