

FOR SALE

MIXED-USE BUILDING IN DOWNTOWN BRUNSWICK

4 PLEASANT STREET, BRUNSWICK, ME 04011



PROPERTY HIGHLIGHTS

- Prime location offers easy walking access to The Tontine Mall, Bowdoin College, and all the amenities of Downtown Brunswick
- Second floor is vacant, featuring soaring ceilings and abundant natural light
- First floor is occupied by Vessel & Vine, a specialty market and wine bar. Vessel & Vine has been operating since 2018 – see broker for lease details.
- Vessel & Vine also features a 520-square foot outdoor patio

SALE PRICE: \$725,000



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PROPERTY DETAILS

OWNER	BHF Properties, LLC
ASSESSOR'S REFERENCE	U13/60
REGISTRY OF DEEDS	33762/106
YEAR BUILT	1860, Renovated in 2017
BUILDING SIZE	6,256± SF
SPACE AVAILABLE	3,128± SF
# OF STORIES	2
LOT SIZE	.12 Acres
ZONING	GM-6 (Growth Mixed-Use 6)
HEATING/COOLING	Oil/gas-fired hot water, Heat Pumps
UTILITIES	Municipal Water & Sewer
SPRINKLERS	None
RESTROOMS	Three (3)
PARKING	Three (3) on-site parking spaces
TRAFFIC COUNT	7,755 (MDOT, August 2025)
DATE AVAILABLE	Immediately
AREA BUSINESSES	Hannaford, Vessel & Vine, Brickyard Hollow, Dutchman's
AREA AMENITIES	Downtown Brunswick, The Tontine Mall, Bowdoin College, Androscoggin River, Fort Andross Mill, Senter Place
ANNUAL REAL ESTATE TAXES	\$9,016.04
SALE PRICE	\$725,000



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CONTACT



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.