

FOR SALE



BANGOR Y, 17 SECOND ST, BANGOR, MAINE

ABOUT THIS PROPERTY:

The current home of the Bangor Region YMCA at 17 Second Street is being offered for sale. This prominent landmark facility offers many redevelopment opportunities including housing, recreation or commercial uses. The YMCA plans to relocate to its new facility in the fall of 2027.

PROPERTY DESCRIPTION:

- 52,170 +/- sf of buildings on 3.05 acres.
- The original YWCA building is a lovely 3-story brick building with generous windows throughout - currently used for classrooms.
- Two one-story brick buildings additions used for gym areas, two pools, administration, and locker rooms.
- The historic free-standing Isaac Farrar Mansion currently used for meeting & office uses.
- Multiple parking areas, outdoor play spaces and landscaped areas.



Information furnished is from sources deemed reliable, but no warranty is made to the accuracy thereof. The listing broker hereby discloses that he is acting solely as an agent for the seller in the marketing, negotiation, and sale/lease of this property. Broker further discloses that he represents the seller's interest and has such a fiduciary duty to disclose to the seller information which is material to the sale acquired from the buyer or any other source.

17 SECOND ST | PROPERTY DETAILS



LOCATION:

The prominent YMCA buildings fill a city block on Union Street between Second and Sanford Streets. Close to downtown and the Main Street corridor, the site provides convenient access to the city's primary commercial, dining, entertainment and cultural amenities. The site offers excellent connectivity to I-95 at Exit 184, to Bangor International Airport via Union Street, and to Route 1A to Brewer, Mount Desert Island, and down east.

ZONING:

Government and Intuitional Service District (G&ISD). The City of Bangor has indicated a willingness to undertake rezoning to Downtown Development District.

PRICE: \$1,999,000

Owner will consider dividing the property into separate parcels



ISAAC FARRAR MANSION

Listed on the national registry of historic buildings, the mansion is arguably one of Bangor's most iconic buildings. Built for a wealthy lumberman and timberland speculator in the mid-1800's during Bangor's lumber boom, it was designed and altered by two of the era's most important architects, Richard Upjohn and Wilfred Mansur. The mansion has been home to Bangor institutions, the Bangor Symphony and then the YMCA, for decades allowing many to admire its stunning & elegant interior. State and Federal historic tax credits may be applicable. ([SEE MORE INFO PAGE 9](#))



FOR FURTHER INFO, CONTACT: DAVID HUGHES

 dhughes@epsteincommercial.com

 epsteincommercial.com

 207-945-6222

17 SECOND ST | MAP



17 SECOND ST | BUILDING SIZES

Main Building – 42,954 +/- sf GBA
original bldg + additions
Includes finished basement

Isaac Farrar Mansion 9,216 +/- sf GBA
Unfinished basement not included

Total GBA **52,170 +/- sf**

MAIN BLDG - RECREATIONAL FACILITIES

Swimming Pools

Aloupis Pool, 1989 75' x 52'

Means Pool, 1972 75' x 32'

Locker Rooms Two mens, Two womens

Fitness Center, Weight Room, cycling room, studios

Outdoor play spaces

MAIN BLDG - CEILING HEIGHTS:

Free-span, high-ceiling areas include:

Weight Room 8' 6"

Fitness Center/Gym 17'

Means pool 18'

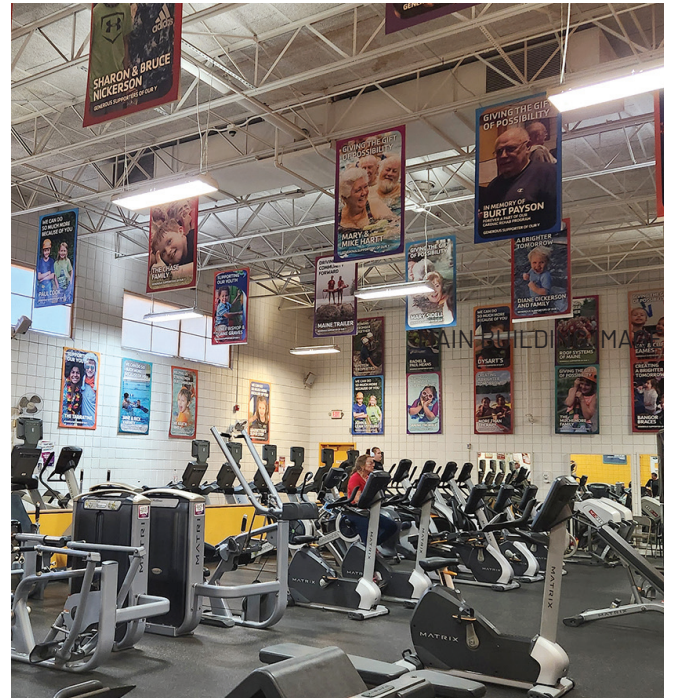
Aloupis pool 25.6'

LOT SIZE:

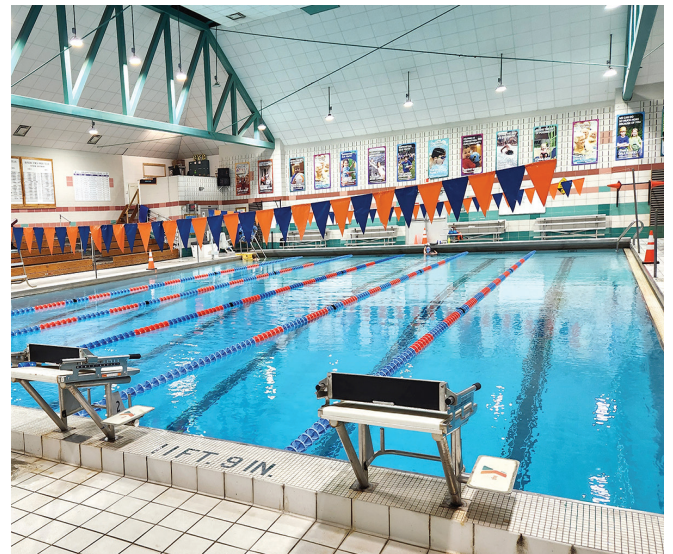
17 Second St & 166 Union St, 2.70 +/- ac
Map 42 & Lots 12 & 13

12 Second St (parking lot) 0.35 +/- ac
Map 42 & Lot 39

Total **3.05 +/- ac**



FITNESS ROOM



ALOUPIS POOL

PARKING:

West & South of bldg 102

Along Union/Sanford St 9

Second St lot 36

At present **147**

17 SECOND ST | RENTABLE / USABLE AREAS

(Excludes mechanical areas)

Original building (1929)

All levels served by two stairwells,
bathrooms & elevator

sf +/-

Lower level	Studio	2,950
1st floor	Classrooms	3,669
2nd floor	Classroom	3,271
3rd floor	Classrooms, kitchen	3,266

13,156 +/- sf

Additions (1972 & 1989)

Lower level	Weight Room	2,988
1st floor	Fitness Center/fmr gym	2,838
	Entry and locker rooms	6,863
	Means pool - recreational pool	4,433
	Aloupis pool - lap pool	7,882

25,004 +/- sf

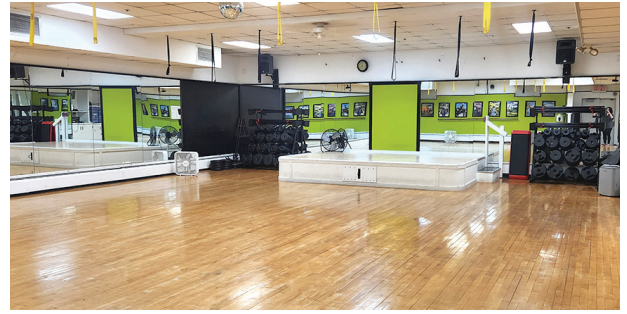
Mansion (1846)

1st floor	Offices, meeting rooms, kitchen	3,673
2nd floor	Office & meeting rooms	3,710
3rd floor	Open area & storage	2,746

10,129 +/- sf

TOTAL

48,289 +/- sf



STUDIO



EARLY CHILDHOOD CLASSROOM



BEFORE & AFTER SCHOOL SPACE



MEANS POOL



EXTERIOR POOL

17 SECOND ST | MECHANICALS

ELEVATOR: Hydraulic elevator services the original building - 2,500 lb. capacity. Piston shaft & sleeve replaced in 2022.

SPRINKLER / FIRE: Wet system in the original building & Fitness Ctr. Fire alarm systems.

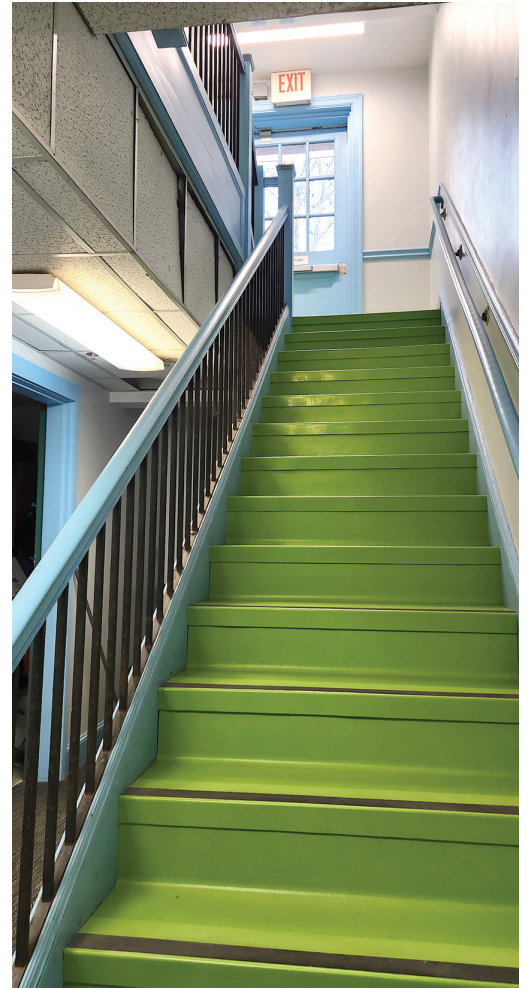
ELECTRIC: 1,600 amp, 208/120, 3 phase
4 wire main distribution panel

WATER / SEWER: City

HVAC: Natural gas, central system of boilers and air handling units; packaged units and split system units

ROOF: Glue down & ballasted rubber membrane, asphalt shingles and slate

ADDITIONAL INFO: Available from broker - plans, mechanical & roof details, environmental, etc.



STAIRWAY



UNION STREET EXTERIOR

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ISAAC FARRAR MANSION



FUN FACTS

The mahogany inside the mansion was imported from Santo Domingo and the slate from Bangor, Wales.

Newspaper descriptions of the era describe the elaborate "bathing establishment" which had hot and cold water and a separate tub and shower.

Five families called the mansion "home" before it transitioned to a more public space in 1911.

When the Bangor-based University of Maine Law School was destroyed in the Fire of 1911, the law school moved to the mansion and called it Stewart Hall. The law school later moved to Orono before relocating to Portland in 1962.

Often referred to as the "Symphony House", the Bangor Symphony Orchestra owned the property from 1929 to 1972 and operated the Northern Conservatory of Music on the premises.

The mansion has been owned by the Bangor YMCA since 1973.



MANSION DETAILS | IMAGES



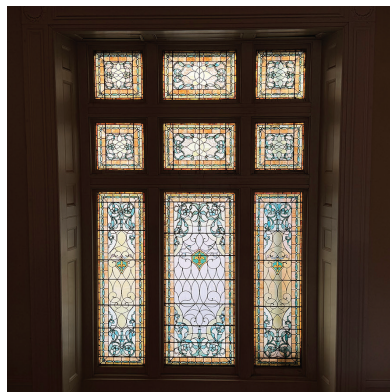
MANSION GRAND STAIRWAY



UNION STREET EXTERIOR



SPLIT STAIRWAY



MANSION DETAILS



SECOND FLOOR LANDING