

Downtown Rumford Mixed Use Building



89 Congress Street—Rumford, Maine

Property Highlights

- Convenient Downtown Location
- Ample On Street & Off Street Parking
- Within Walking Distance of Town Hall
- Close Proximity to All Major Arteries
- Ideal for Retail or Office
- Perfect for Owner/Occupant
- Exceptional Accessibility
- Highly Visible Location

For more information, please contact:

Danielle Lape
 Associate Broker
KING REAL ESTATE
 198 Saco Avenue
 Old Orchard Beach,
 Maine 04064



T. 207.934.7622
 F. 207.934.1566
 C. 207.730.2476

Email:

danielle@kingrealestate.com



Commercial & Residential Real Estate Sales—Leasing—Development—Investment—Acquisition

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89 Congress Street is a two story brick building offering 7,800+/- on two floors plus full partially finished basement and unfinished third floor. Second floor is walk up space divided into several small office suite clusters with bathrooms, showers & laundry hook ups in the common hall ideally suited for a boarding house or residential conversion or continued office use. The property is located conveniently in the heart of downtown Rumford just minutes from Town Hall and all area amenities. This property offers a accessible & desirable downtown location with excellent exposure, unsurpassed visibility, and close proximity to all of downtown area amenities including Town Hall. Attractive brick & glass building with plenty of retail visibility & wide open space ready to occupy immediately featuring beautiful river views from the back portion of building.

Property Details

Property Address:	89 Congress Street—Rumford, Maine
Owner:	Maria Vrotsos
Building Size:	15,600+/- sf (7,800+/- on two floors plus full finished basement & unfinished 3rd floor
Acreage:	.18+/- acres
Age of Buildings:	1925
Construction:	Brick
Map/Lot:	Map 117, Lot 269
Electricity:	200 amp service
Book/Page:	Book 3644, Page 258
HVAC:	FHA oil fired direct vent heaters on first floor; hot water steam on 2nd—AC on first floor
Sprinkler:	Yes—on both floors
Water & Sewer:	Public
Real Estate Taxes:	\$ 2,517.83 (2006/2007)
Assessed Value:	Building: \$ 123,690.00 Land: <u>18,000.00</u> TOTAL: \$ 141,690.00

Property Photographs



7,800+/- SF OF RETAIL/OFFICE SPACE ON 1st FLOOR WITH FRONT & REAR ENTRANCES AND FULL FINISHED BASEMENT



7,800+/- SF OF WALK UP OFFICE SPACE ON 2nd FLOOR OFFERING COMMON BATHROOMS & SHOWERS

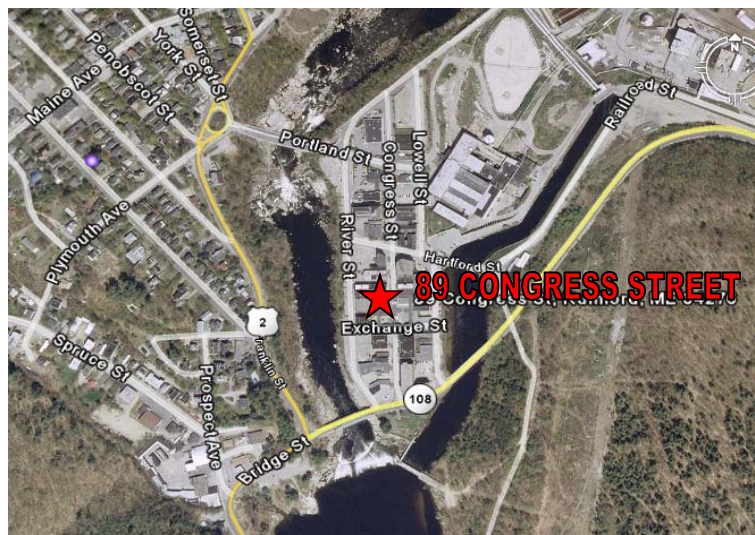
Leasing Details

Available Space:	1st Floor Retail/Office: 7,800+/- sf 2nd Floor Office: 7,800+/- sf
Layout:	First floor retail/office space has double glass door entry off Congress and double glass door entry off rear of property facing river. Wide open space with full partially finished basement perfect for additional sf or storage. Second floor office space is walk up with several office suite clusters and numerous bathrooms, showers and laundry hook ups along common hallway.
Lease Rate:	\$4.00—\$6.00/sf Modified Gross
Tenant Pays:	Separately metered utilities & janitorial
Availability:	Immediate

Sale Details

Sale Price: **Priced to Sell at \$ 445,000**
The entire building is currently vacant—making it ideal for an owner/occupant offering rental potential from the 1st and/or 2nd floor, finished basement & 3rd floor unfinished space.

Aerial Photograph



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