

Commercial/Industrial - AGENT SYNOPSIS



MLS#: 904168 **Status:** Current Kickout: No
 89 Congress Street, Rumford, ME 04276
List Price: \$ 445,000
Original Price: \$ 325,000
List Date: 07/29/08
Directions: Canal Street to left on Hartford Street to Left on Congress
Neigh'd/Assoc: **Assoc. Fee /Mo:**

General/Land Information

Year Built /-: 1925	Road Frontage /-:	Surveyed/Seasonal: Unknown/No
Lot Size (Acr) /-: 0.180		Water Body:
Zoning: Commercial	Amt Wtr Frntge /-:	WF Owned/Shared /-:
WtrFrt: No	Class: General Commerci	Leases:
#Units/Floors: 2/2		Annual Income:
Annual Expense:	Traffic Count /-:	Max Floor Cap:
Ceil. Ht. /-:	Retail SF /-:	Office SF /-:
Manfctrng SF /-:		Warehouse SF /-:
SqFt Fin. Above Grade /-: 15600	SqFt Fin. Below Grade /-: 0	SqFt Fin. Total /-: 15600
Source of Square Footage: Public Record		

Remarks

Two story brick w/7800 +/- each sf on 2 floors, partially finished basement, and unfinished third floor. First floor has retail/office space. Second floor has several office suite clusters, showers, bathrooms, laundry h-ups w/views of river in rear.

Property Features

Site Information - NOTE: Check Detail Reports for complete list of Features.

Primary Use: Office Building	Site: Open
Second Use:	Driveway: No Driveway
Sale Inc.:	Parking: 1-4 Spaces, On Site, Off Site
Style: Other Style	Location: Business District, Near Shopping
Basement Info: Finished	Restrictions:
Construction: Other Construction	Rec. Water:
Found Mtrls: Other Foundation Materials	View:
Exterior: Brick	Roads: Public, Paved
Roof: Composition	Transportation: Major Road Access
Heat System: Forced, Hot Air, Steam	Electric: On Site
Heat Fuel: Oil	Gas: No Gas
Water Heater: Off Heating System	Was Wtr Disp: Public
Cooling: Other Cooling	Water: Public
Floors: Carpet, Vinyl	Veh. Storage: No Vehicle Storage
Amenities:	Equipment:
Access. Amenities:	

Tax/Deed/Community Information

Book/Page/Deed: 3644/258/	Map/Block/Lot: 117/269	Full Tax Amount/Yr: \$ 2652.00/ (2008)
	School District:	Confidentiality Statement: No

Off Market Information

DOM: 1,227 Expiration Date: 12/27/11

Listing Contact Information

List Office: King Real Estate 1076	Office: 207-934-7622
List Agent: Danielle Lape 003995	List Agt Ph: 207-934-7622 Ext.:14
List Agt Email: danielle@kingrealestate.com	List Agt Cell: 207-730-2476
CoList Agent:	CoList Email:
CoList Agt Ph:	SAF/BAF/TBF: / 2.50% / 2.50%
Virtual Tour:	

Show Intr: Other Showing, Sign On Property, Notice Required

Internal Rmks / Large display windows & wide open layout. Contact Renee Targett at the Farmington office @ 207-778-9600 for showings.

Contingency:

