

Feature Properties: 38 Main St., Livermore Falls



Bank Block offers mix of commercial, residential tenants

Cardente Real Estate is pleased to offer for sale the Bank Block Building. Consisting of more than 46,000 square feet, the building has an excellent group of commercial tenants including Androscoggin Bank and NortheastBank Insurance Group. In addition, the property has 21 residential units with a very low vacancy rate. Amenities and improvements include an elevator, ample onsite parking, a modern efficient heating system installed in 2009, and a rubber membrane roof installed in 2008. Ideally suited for an investor seeking a property with a good tenant mix and excellent cash flow.

We invite your submissions.

Please send Feature Property information and photo to jrolfe@pressherald.com.

**Contact: Michael Cardente,
Cardente Real Estate,
775-7363**