

CARDENTE
REAL ESTATE
Commercial / Investment Brokerage

For Sale

114 Hancock Street • Rumford, Maine

TWO UNIT COMMERCIAL OWNER/USER INVESTMENT PROPERTY



4,464 +/- SF OF BUILDING (TWO 2,232+/- SF UNITS W/SEPARATE ACCESS & PARKING)

Cardente Real Estate is pleased to offer for sale this two unit commercial property location on the highly visible corner of 114 Hancock Street & Route 2 in Rumford, Maine. Recently renovated, the Hancock Street unit is currently a doggy day care & the lower unit off of Route 2 is an Engine Repair shop with an 8 foot loading door & mechanic pit. Amenities include an open layout on the main floor, exterior staircase between both units, onsite parking, highly visible facade & pylon signage, and mainstream exposure. 114 Hancock Street offers high traffic counts in the heart of downtown and is within minutes of Route 2. This is an ideal property for owner occupants & investors.



(o): 207.775.7363

(f): 207.773.0066

(d): 207.775.5677

(c): 207.233.8229

matt@cardente.com

Matthew Cardente

Designated Broker / Partner

Forbes | Real Estate
Council

2021
OFFICIAL MEMBER

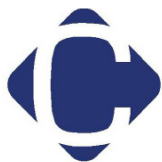
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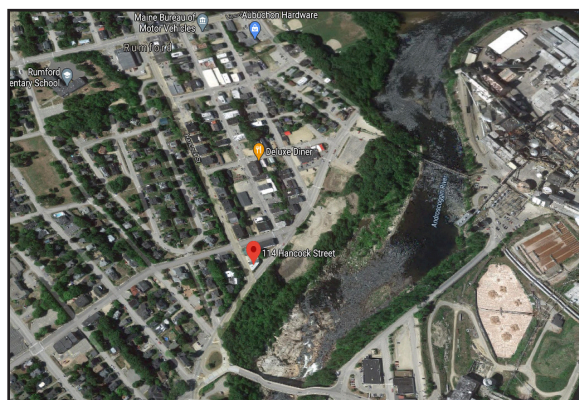
Property Details

Property Address:	114 Hancock Street, Rumford, Maine
Landlord:	The Steward's
Property Type:	Retail/general business
Total Buildings:	One (1)
Total Stories:	Two (2)
Building Size:	4,464+/- SF
Year Built:	1980
Lot Size:	0.20+/- Acres
Parking:	On site parking for each unit.
Zoning:	Commercial
Exterior:	Vinyl
HVAC:	Hot air/Window units
Electric:	200 AMP
Sprinklers:	Yes (wet)
Signage:	Signage on facade & on Pylon.



Sale Details

Available Space:	2,323- 4,464+/- SF
Interior Layout:	2nd Floor: 2,323+/- SF Doggy Day care with reception area, full kitchenette, break room cleaning room with plumbing, ADA bathroom, and storage room. 1st Floor: Currently an engine repair shop, the space offers a separate main entrance an 8'x10' drive in door, a mechanic pit, and open concrete floor.
Assessed Value:	\$239,000



Aerial of 114 Hancock Street

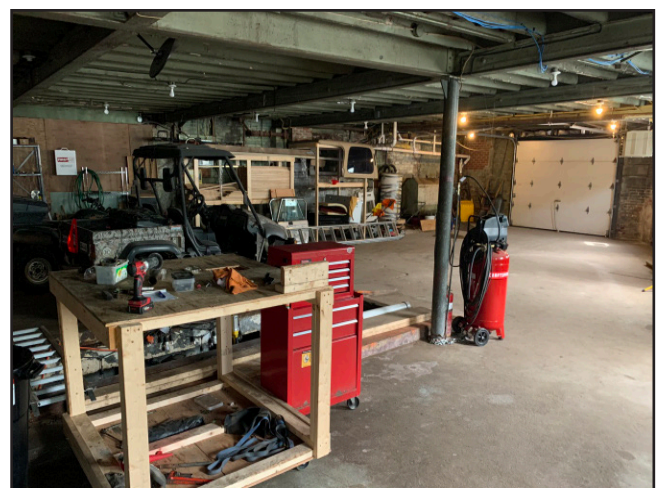
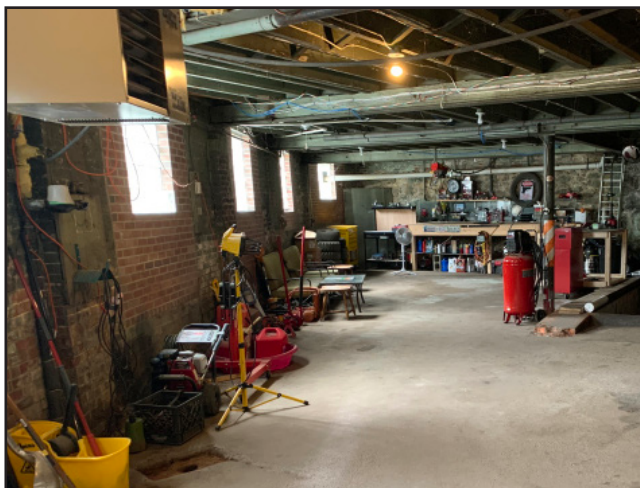


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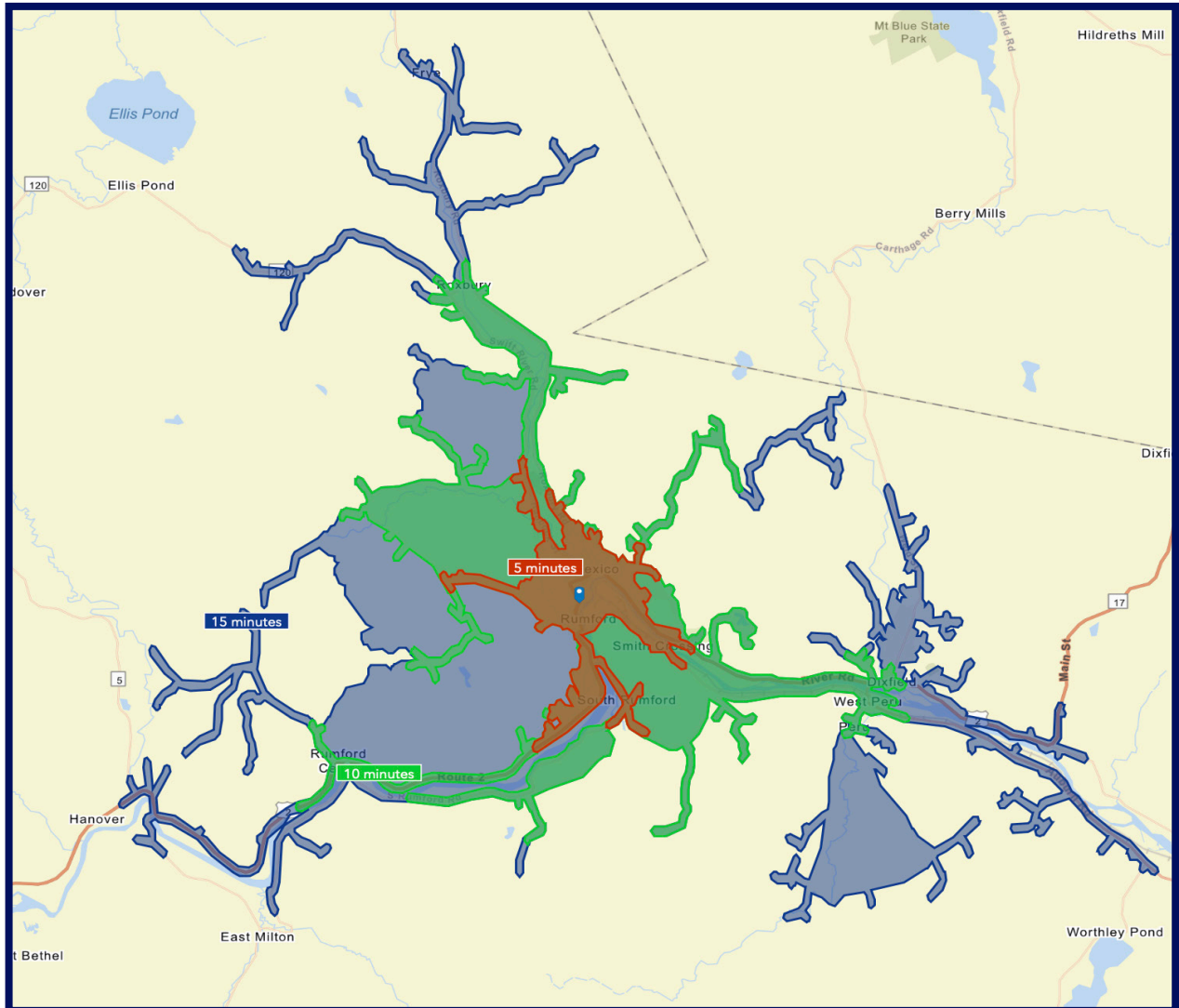
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Drive Time Map Based 5, 10, & 15 Minutes From Site



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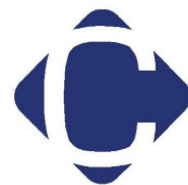
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