

Commercial - Bangor, ME



1570 Broadway, Bangor, ME, 04401

Offered at \$1,200,000

Remarkable, Passive Solar envelope designed office/medical building, is designed for clean and efficient heating all year round. The structure's outer north and south walls, ground floor & roof are constructed so that air can flow freely between them and the walls inside them. The building is also designed so that the excel 40,000+/- Btus from the solar system can be drawn off and used to heat it, through a set of ducts running from the peak of the roof down toward the rear wall. (see detailed description from the Bangor Daily News, Dec. 15-16, 1979.) Additional backup heating & cooling systems include heat pumps & a propane fireplace in the family room style Great Room. Versatile floor plan with bathrooms on both floors, large open conference areas ,many individual office suites on both levels & 2 fire escapes on the second floor. Lots of storage throughout.Location: Conveniently located at the edge of Bangor's retail & shopping development, with two entrances/exits, and over 40 spaces for parking, the property is currently zoned G&ISD, with the Shopping & Personal Services District just across the street on Broadway, offering the opportunity for the Planning Board to consider additional possibilities for businesses to serve the greater Bangor community. (Reference the Zoning Map on line or in file)Building size: Approximately 6,510; approximately 4578 on first floor & 1932 on second floor (Source:city records)Lot size: 1.83 Acres/ Contract zoned for G&ISD (Map/Lot: R31-14)Two additional lots, Map/Lot R31-14C & 14D each have approximately 1.96 AC, zoned RRA) can be added to purchase of building on Lot 14) Approximate total acres owned including all 3 lots: 5.75 AC.

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
Built: 1979



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