

# Commercial - Patten, ME



## 92 Potato Row, Patten, ME, 04765

Offered at \$100,000

Are you searching for an investment property in northern Maine? If so, you need to investigate this 16,900 +/- square foot building in the recreational outpost of Patten, Maine. The 130 X 130-foot steel building built in 1967 was once used as a potato storage house. It currently is being rented in sectional bays. The building has access to 3 phase power. Many potential uses would include continued warehouse storage, light manufacturing site or possibly a commercial garage space. The building does need improvements to the exterior facade, some wiring and internal structure, however, with the price of new construction, the cost of just the concrete slab in this building would approach the asking price. The site the building sets on is a 1.92 +/- acre parcel on the corner of Potato Row and Lovejoy Road just outside the village area of Patten. The land is level with most of the land cleared including a lot of parking onsite. Patten is located in northern Penobscot County. The town's population of about 880 swells in the summer and fall with summer residents and the influx of visitors who come here for the outdoor recreational opportunities. The town is the gateway to Katahdin Woods and Waters National Monument, the north entrance of Baxter State Park and Mt. Katahdin, the headwaters of the East Branch of the Penobscot River and the Mattawamkeag River system. Patten has a health clinic, grocery store, hardware store and other small businesses. It is located about 10 miles west of the nearest I-95. The nearest cities are Presque Isle about 68 miles to the north and Bangor about 90 miles due south. If you are considering relocating your business for a country lifestyle, come take a look at the town of Patten and the beautiful region where it is located.

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

Built: 1967



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