

FOR SALE • RETAIL BUILDING

15 Epps Street • Peaks Island, ME



UNIQUE OPPORTUNITY

- Commercially zoned 1,456± SF building on Peaks Island (strictly non- residential, see broker for details)
- Rare commercial offering on one of Maine's premier Islands
- Prime location on Island Ave directly across from Hannigan's Market
- Great opportunity for owner-user or investor

SALE PRICE: \$850,000



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PROPERTY SUMMARY

15 Epps Street • Peaks Island, ME

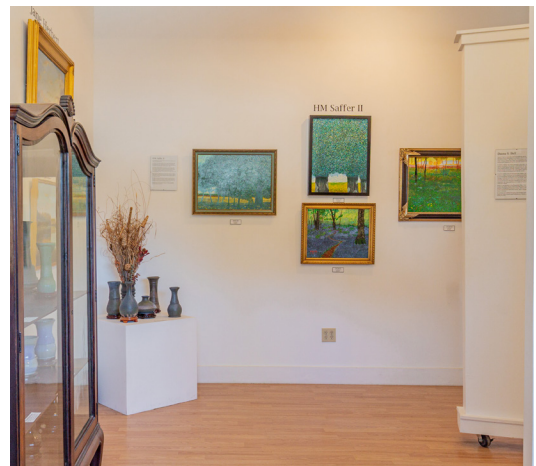


Site Info

OWNER:	Pamela Williamson
DEED:	Book 40994, Page 275 New deed created upon sale
ASSESSOR:	Map 84, Block 6, Lot 1 New lot created upon sale
LOT SIZE:	3,434.1± SF
SIGNAGE:	On building
PARKING:	Off-street parking and street parking
ZONING:	Island Business (I-B)
FRONTAGE:	52.25'± on Island Ave 84.39'± on Epps St
PROPERTY TAXES:	TBD

Building Info

BUILDING SIZE:	1,456± SF
CONSTRUCTION:	Wood frame
ROOF:	Asphalt
SIDING:	Cedar siding
FLOORING:	Wood
ELECTRICITY:	Single phase
HVAC:	1st floor: Stand-alone heating and cooling systems 2nd floor: Propane heat
UTILITIES:	No water and sewer connected but public utilities available
RESTROOM:	None



GALLERY PHOTOS

15 Epps Street • Peaks Island, ME



WORKSHOP PHOTOS

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EXTERIOR PHOTOS

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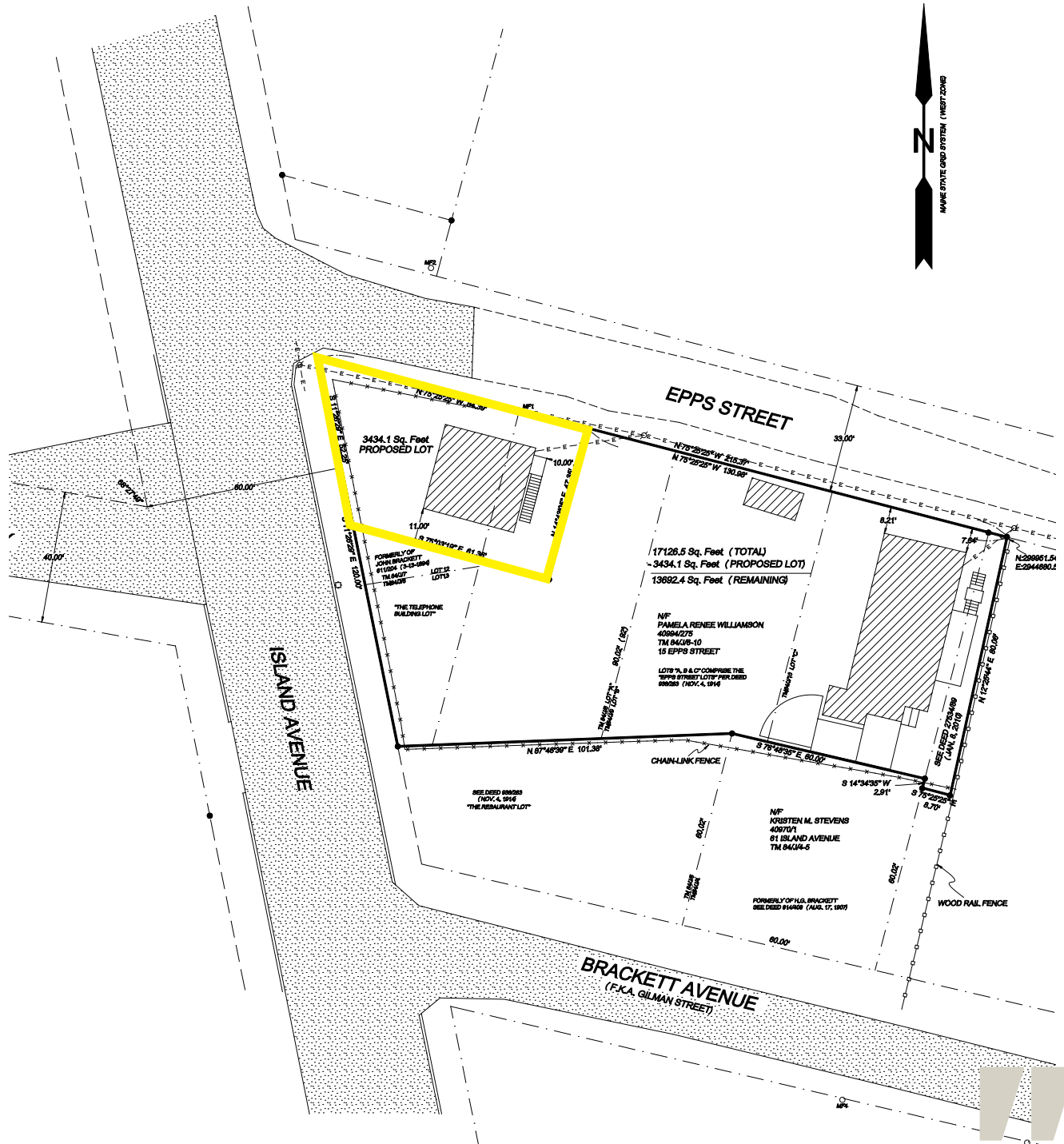
AERIALS

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SURVEY

15 Epps Street • Peaks Island, ME



LOCATION MAP

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