



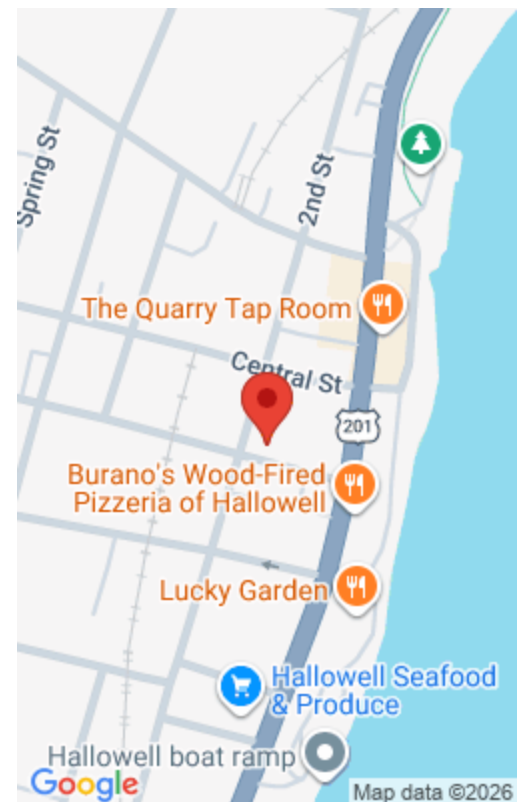
**\$740,000**

## 9 UNION STREET, HALLOWELL, ME, 04347

<https://agent207.com>

INVESTORS TAKE NOTE!! Beautifully maintained professional building intown desirable Hallowell. First floor anchor tenant is an extremely successful family practice with rock solid lease. The second and third floors have five tenants with tremendous growth potential. All 5 tenants pay extremely low rents but are very solid. The real estate has stunning curb appeal, new [...]

- 0 baths
- Office
- Commercial Sale
- Active



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## Basics

**Category:** Commercial Sale

**Status:** Active

**Lot size:** 0.13 sq ft

**Lot Size Acres:** 0.13 acres

**Business Type:** Freestanding Building, Medical, Office Building

**Type:** Office

**Bathrooms:** 0 baths

**Year built:** 1900

**Zoning:** RB2

**County:** Kennebec

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## Building Details

**Building Area Total:** 3604 sq ft

**Sewer:** Public Sewer

**Stories:** 3

**Roof:** Shingle

**Levels:** Multi-Level

**Construction Materials:** Clapboard, Wood Frame

**Heating:** Hot Water, Forced Air, Baseboard

**Building Features:** Security System

**Foundation Details:** Granite, Concrete Perimeter

**Basement:** Bulkhead, Full, Sump Pump, Unfinished

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## Amenities & Features

**Electric:** Circuit Breakers

**Parking Features:** 5 - 10 Spaces, On Site, Paved

**Lot Features:** Downtown, Historic District, Near Shopping

**Flooring:** Vinyl, Carpet

**WaterSource:** Public

**Cooling:** Central Air

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## Fees & Taxes

**Gross Income:** \$84,300

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## Courtesy of

**List Office Name:** LAER

