Medical Office Condo, Bangor ME 33 Penn Plaza, Suite A Bangor, Maine



207-945-4500









33 Penn Plaza, Suite A, Bangor, Maine

Introducing a prime medical office suite located in the Bangor Mall area. This modern, bright suite offers approximately 2,421 square feet of premium space. Completely renovated in 2017 at an investment of \$87,000, it features ten tastefully finished rooms, three restrooms and a full, deep basement ideal for record storage or potential additional uses. Located in well known Stillwater Professional Park, this single story, office condo is perfectly situated in the bustling Bangor Mall district. Don't miss this rare opportunity to secure a move-in ready office facility!

Value Priced at: \$350,000.



One Merchants Plaza, Ste 303 Bangor, ME 04401





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Office: 207-945-4500
Cell: 207-944-6786
john@mainecommercial.com
MaineCommercial.com



33 Penn Plaza, Suite A, Bangor, Maine

GENERAL PROPERTY INFORMATION

<u>Description:</u> Pristine Professional Office Condo: Completely remodeled in 2017 at an

investment of more than \$87,000, this 2,421 sq. ft. suite features ten rooms, three restrooms, and a full, deep basement suitable for storage or ready for finishing. Basement walls have been waterproofed and insulated externally. The property also offers plentiful on-site parking and easy access from a signaled intersection on Stillwater Avenue.

Owner of Record: MG Holdings, LLC (a Maine Corporation)

<u>Location:</u> The property is conveniently located in the popular Bangor Mall area and offers

easy access to I-95. It is handy to a large variety of restaurants, hotels and major retail stores. Northern Light Hospital, Acadia Hospital, St. Joseph's hospital and the Downtown Business District are easily accessed within a 3.5-mile radius.

<u>Assessors Reference:</u> City of Bangor Tax Map R61, Lot 5 & 5M

<u>Legal Description:</u> Penobscot County Registry of Deeds, B14716, Page 146

Lot Size: .77 +/- Acre Parcel

<u>Parking:</u> Large, extended paved parking lot

<u>Building Size:</u> 5,420 +/- sf (does not include the full basement)

Heat & AC System: Two commercial grade, high efficiency Heat Pumps (2 zone)

Back up Heating provided by (2) York propane fired boilers

<u>Electrical Service:</u> 200 amp (Circuit Breaker Panel)

<u>Utilities:</u> Public sewer, private well and electric service from Versant.

<u>Restrooms:</u> (3) One includes a shower

Neighborhood: The neighborhood is predominantly professional offices with retail, restaurant,

banking and service businesses nearby.

Zoning: S&PS (Shopping & Personal Service)

Real Estate Tax: City of Bangor - \$6,445.88 (2024) - Assessment: \$336,600. (2024)

Presented at: \$350,000.

All information furnished in this document is from sources deemed reliable, but no warranty is made as to the accuracy contained herein. The listing broker is acting solely as an agent for the owner in the marketing, negotiating, sale or lease of this property. Broker further discloses he represents the property owner's interest and has a fiduciary duty to disclose to the owner any information which is material to the sale or lease acquired by any buyer or tenant.















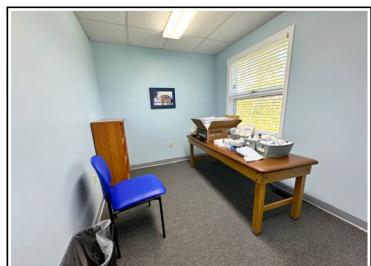












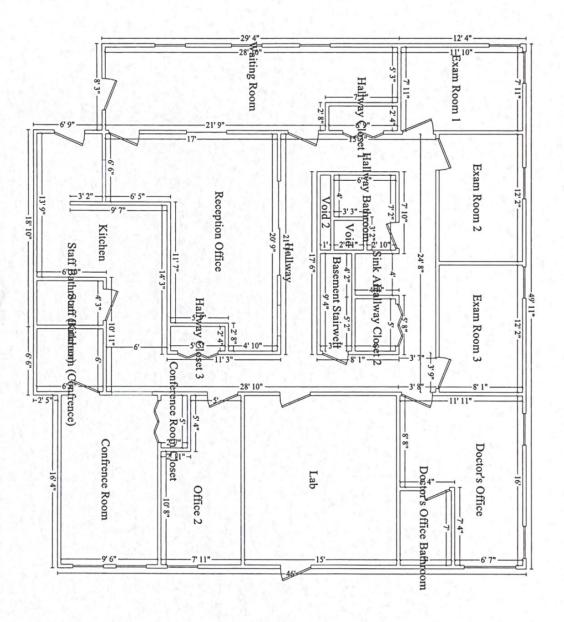








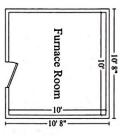


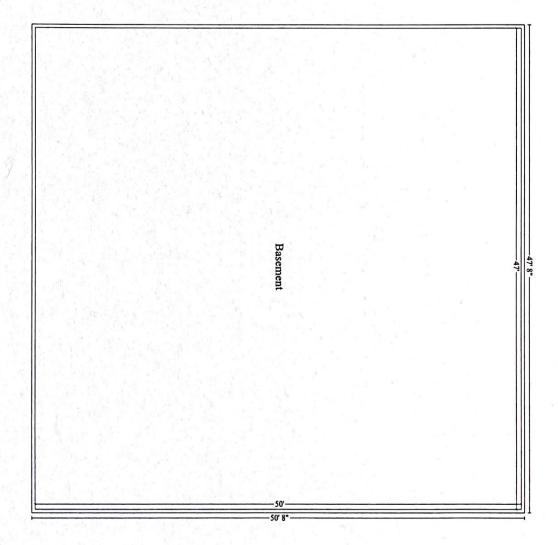


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Main Level

Page: 20





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11/14/2017

GILMORE-MICHAEL

PROPERTY DISCLOSURE

(Non-Residential Properties)

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: 33 Penn Plaza, Bangor, Mai j04401

I KOI EKI I LOCA	A1. 35 Felli Flaza, Bangor, War Ju4401
	SECTION I. UNDERGROUND STORAGE TANKS
To the best of Seller	's knowledge (check one):
An unde Maine D Registrat	reground storage facility for the storage of oil or petroleum products exists on the premises. Seed River Propert Ctorage taux outside affect on him by the preground oil storage facility exists on the premises which is subject to regulation by the pepartment of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine tion No The underground facility has has not been ed in place.
	SECTION II. HAZARDOUS MATERIALS
representations rega described above, exc	es of the Maine Real Estate Commission, Licensee discloses that the Seller is making no arding current or previously existing known hazardous materials on or in the Real Estate cept as follows:
	(attach additional sheets as necessary)
Buyer is encouraged concern.	d to seek information from professionals regarding any specific hazardous material issue or
	SECTION III. MATERIAL DEFECTS
L. 1	taining to the physical condition of the property:
	(attach additional sheets as necessary)
	Suyer Initials Seller Initials Phone: (207)945 500 Fax: Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.bwolf.com

SECTION IV. ACCESS TO THE PROPERTY
Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?
SECTION V. FLOOD HAZARD
For the purposes of this section, Maine law defines "flood" as follows: (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).
For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.
During the time the seller has owned the property: Have any flood events affected the property?
Have any flood events affected a structure on the property?
Has any flood-related damage to a structure occurred on the property? Yes X No Unknown If Yes, explain:
Has there been any flood insurance claims filed for a structure on the property?
Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery?
Page 2 of 3 Payor Initials Saller Initials Off

PROPERTY LOCATED AT: 33 Penn Pla	za, Bangor, I	Mai j04401			
Is the property currently located wholly or flood hazard mapped on the effective flood Federal Emergency Management Agency of	l insurance rat on or after Ma	te map issued by the arch 4, 2002?			
If yes, what is the federally designated	flood zone for	the property indicated	l on that flood i	nsurance rate m	ap?
Relevant Panel Number:	Year:	(Attach a copy)			
Comments:					
Source of Section V information:					
The Seller agrees to provide prompt n appropriately changed with an amendment		changes in the info	ormation and	this form will	be
Muchael & Danie 9, Seller MG Holdings LLC	/16/2 4 Date	Seller		Date	e
Seller	Date	Seller		Date	
The undersigned hereby acknowledge recepurchase the Real Estate.	eipt of this Pr	operty Disclosure prio	r to the prepara	ation of an offe	r to
Buyer	Date	Buyer		Date	e



Buyer



Date

Buyer

Date

National Flood Hazard Layer FIRMette





Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Regulatory Floodway With BFE or Depth zone AE, AO, AH, VE, AR Without Base Flood Elevation (BFE) Zone A. V. A99

Area with Flood Risk due to Levee zone o

Area with Reduced Flood Risk due to

Future conditions 1% Annual areas of less than one square mile Zone X

of 1% annual chance flood with average depth less than one foot or with drainage 0.2% Annual Chance Flood Hazard, Areas

Levee, See Notes, Zone X Chance Flood Hazard Zone X

NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs

Area of Undetermined Flood Hazard Zone &

STRUCTURES | LETTER Levee, Dike, or Floodwall GENERAL Channel, Culvert, or Storm Sewer

MAP PANELS FEATURES OTHER B 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation Unmapped Hydrographic Feature Profile Baseline Coastal Transect Baseline Limit of Study No Digital Data Available Digital Data Available Junsdiction Boundary Base Flood Elevation Line (BFE) Coastal Transect

The pin displayed on the map is an approximate point selected by the user and does not represent

digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap was exported on 9/25 authoritative NFHL web services provided by FEMA. This map The flood hazard information is derived directly from the time. The NFHL and effective information may change or reflect changes or amendments subsequent to this date and accuracy standards This map complies with FEMA's standards for the use of

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers. FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for

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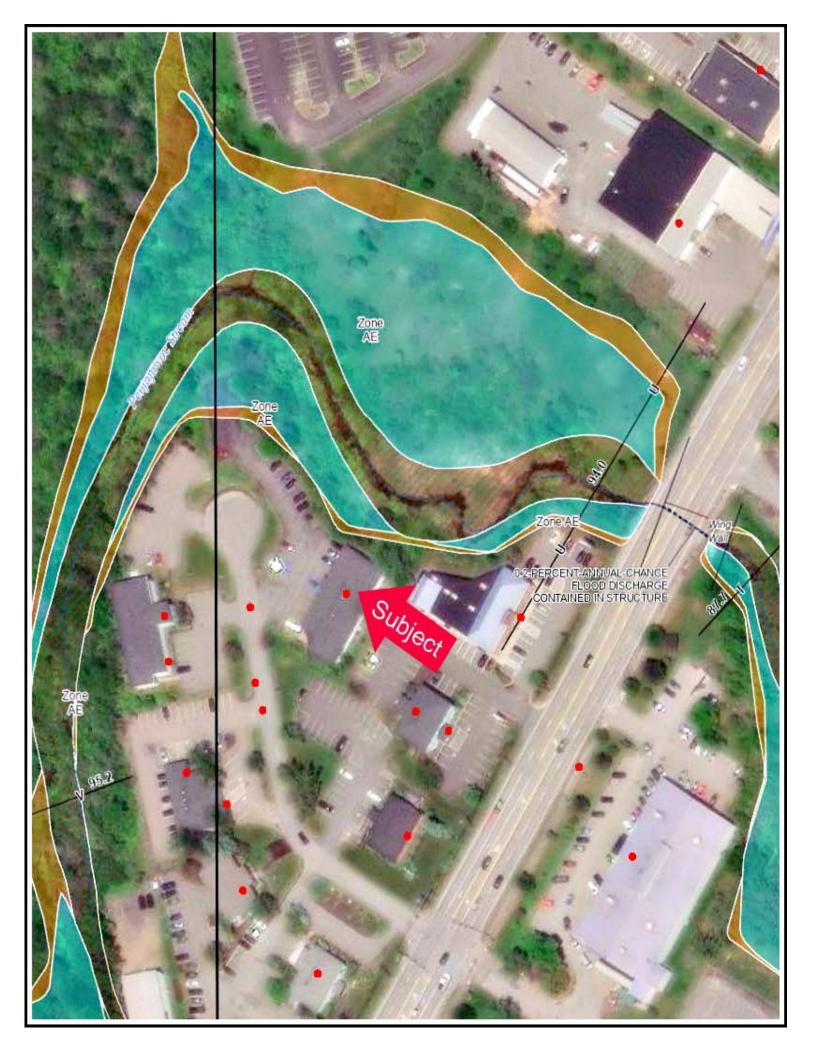
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Basemap Imagery Source: USGS National Map 2023



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COPY COPY

DR HOLDINGS, LLC, a Maine limited liability company having a mailing address at 700 Mt. Hope Avenue,

A N A N

Suite 620, Bangor, Maine 12441 (hereinafter referred to as the "Grantoc") for ponsideration paid, grants to MG

C O P Y C O P Y

HOLDINGS, LLC, a Maine limited liability company having a mailing address of 730 Kenduskeag Avenue, Bangor,

Maine 04401 (hereinafter referred to as the "Grantee") with Quitclaim Covenant, the following described real property:

Unit No. 33A in Thirty-Three Penn Plaza, a Condominium, located at Penn Plaza, Bangor, Penobscot County, Maine, together with a 42% undivided interest in the Common Elements and the applicable Limited Common Elements as is more fully described in a certain Declaration under the Maine Condominium Act dated January 22, 1993, recorded in the Penobscot County Registry of Deeds on January 25, 1993, in Book 5257, Page 16, Floor Plans recorded in Plan Book D3-93, and the Plat recorded in Plan Book D4-93, as the same may be amended.

All rights, obligations and interest appurtenant to said unit created by said Declaration are hereby conveyed.

This conveyance is made expressly SUBJECT TO an easement granted to Bangor Hydro-Electric Company by instrument dated February 26, 1988, recorded in the Penobscot County Registry of Deeds in Book 4191, Page 4.

This conveyance is specifically made subject to and with the benefit of the terms, provisions, and easement set forth inand referred to in said Condominium Act, Declaration, Surveys, Floor Plans and the By-Laws of Thirty-Three Penn Plaza Association.

Hereby conveying the same premises as conveyed by F. Douglas Reynolds to DR Holdings, LLC by deed dated March 26, 2008 and recorded at Book 11345, Page 335 of the Penobscot County Registry of Deeds.

Also hereby conveying a 42/100th interest in common and undivided in the following described premises:

A certain lot or parcel of land situated in Bangor, County of Penobscot, State of Maine, and being Lot Number Four (4) as shown on Revision to Final Subdivision Plan of the Stillwater

Professional Park Realty Trust Property, Stillwater Avenue, Bangor, Maine for Stillwater Professional Park Realty Trust Complex, prepared, by CES, Ing., dated October 8, 1987, and recorded April 22, £988, in the Penabacot County Registry of Deeds in Map File D55-88, to which plan and the record thereof reference is hereby made for further description of the premises hereby conveyed.

Meaning and intending to convey the same premises as described in the deed from F. Douglas Reynolds to DR Holdings, LLC dated Japuary 11, 2017 and recorded in Book 14388, Page 125 of the Penobscot County Registry of Deeds. The property described herein is conveyed subject to the terms, conditions and agreements referenced in the said deed from Daniel N. Brooks to F. Douglas Reynolds, the terms of which are incorporated by reference.

IN WITNESS WHEREOF, DR Holdings, LLC has caused this deed to be signed in its corporate name as an instrument under seal by F. Douglas Reynolds, its Member, hereunder duly authorized, this ______ day of January, 2018.

WITNESS:

DR HOLDINGS, LLC

F. Douglas Reynolds

Its Member, Duly Authorized

STATE OF MAINE PENOBSCOT COUNTY

1/13 2018

Personally appeared the above-named Douglas Reynolds, Member of DR Holdings, LLC, and acknowledged the foregoing instrument to be his free act and deed, in his said capacity, and the free act and deed of DR Holdings, LLC.

Before me,

Name:

Maine Real Estate Transfer Tax Paid

Susan F. Bulay, Register Penobscot County, Maine