

# Maine Investment Property For Sale

68 Mt. Hope Avenue  
Bangor, Maine

**MAINE  
COMMERCIAL  
REALTY**

207-945-4500



## 68 Mt. Hope Avenue, Bangor, Maine

We are proud to present this fully tenanted medical office building containing 11,076 sf (9,323 rsf) that is strategically located in close proximity to two major hospitals, ensuring convenience for both tenants and patients. The property occupies a .94 acre lot with 38+/- paved parking spaces. Tenants include **Maine Family Planning (3,386 rsf)**: A long standing tenant with over a decade of occupancy and recently confirmed their commitment by signing a new five year lease and **Wabanaki Public Health and Wellness (5,937 rsf)**: Their offices went under significant renovations in 2023, reflecting their dedication to providing quality healthcare. They, too, have recently signed a new five year lease. Financials available upon receipt of a signed NDA.

Presented at: \$900,000.

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One Merchants Plaza, Ste 303  
Bangor, ME 04401



Broker: John Bonadio

Office: 207-945-4500

Cell: 207-944-6786

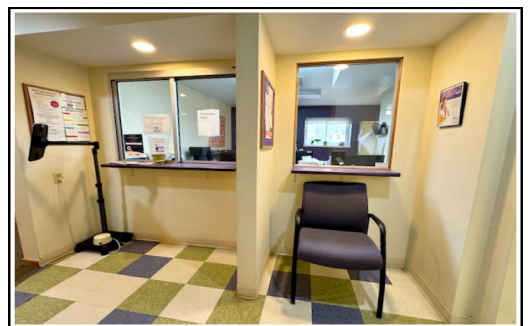
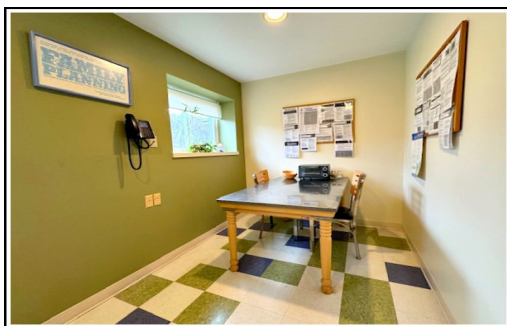
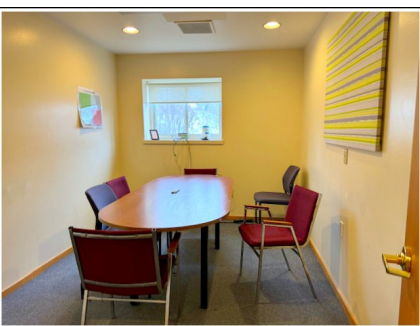
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All information furnished in this document is from sources deemed reliable but no warranty is made as to the accuracy contained herein. The listing broker is acting solely as an agent for the owner in the marketing, negotiating, sale or lease of this property. Broker further discloses she 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.





## CONFIDENTIALITY AGREEMENT

68 Mt Hope Avenue, Bangor, ME 04401 ("Property")



The Investment Opportunity Prospectus ("Prospectus") you requested contains confidential information solely for your own limited use as a prospective Buyer ("Buyer") in considering whether or not to purchase above listed Property.

This Prospectus contains selected information pertaining to the income, expenses, and other matters related to the Property and has been prepared by the Owner and its agents. This Prospectus does not purport to be all inclusive or to contain all the information that a prospective buyer may desire. Neither the Owner nor any of its officers, agents, or employees make any representation, expressed or implied, as to the accuracy or completeness of the information included in the Prospectus or any of its contents and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. Although you understand that Maine Commercial Realty and the Owner have included proprietary information, financials and leases we consider to be relevant for the purposes of your evaluation, we make no representations or warranty as to the accuracy of completeness of the information provided. You agree to exercise all necessary due diligence concerning this investment.

By execution of this agreement, you agree that you will not, directly or indirectly, disclose the Prospectus or its contents to any person, firm or entity other than your advisors such as lawyers, accountants, etc. without prior written authorization of the Owner, and that you will not use or permit to be used the Prospectus or its contents in any fashion or manner detrimental to the interest of the Owner. Reproduction and/or distribution for any purpose other than your analysis are strictly prohibited.

If you decide that you do not wish to pursue the proposed acquisition, you will advise us of this fact and return to us the complete Prospectus, including all financial, proprietary information and leasing agreements furnished to you, without keeping copies of it.

You also acknowledge that unless otherwise stated in writing, Maine Commercial Realty is acting as the listing broker in the sale of this investment property.

If you are in agreement with the terms and conditions as stated above, please complete this form and indicate your acceptance by signature. A signed copy is to be returned to Maine Commercial Realty and will be retained on file.

\_\_\_\_\_  
Prospective Buyer's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
(Print Prospective Buyer Name)

\_\_\_\_\_  
Buyer's Broker/Agency Name

\_\_\_\_\_  
Date