Medical Office Building
For Sale

Bright, modern medical office building containing
2,584 SF on a landscaped 1.85 acre site.

2370 Route 2
Hermon, Maine

Presented at: $425,000.
General Property Details

**Property Address:** 2370 Route 2 • Hermon, Maine

**General Description:** Bright, modern office building featuring a front entrance lobby and glass enclosed reception office that includes two check-in/check-out stations and patient file room. There are also four exam rooms and a medical lab (each with base counter and sink), two provider offices and a medical assistant’s work room. Additionally, there is a kitchen/break room and two H/C restrooms.

**Lot Size:** 1.85 +/- Acres (230’ wide x 350’ deep)

**Road Frontage:** 230 +/- feet along Route 2

**Age of Structure:** Constructed in 2008

**Building Size:** 2,584 +/- SF, single story with basement

**Building Construction:** Wood framed building with truss roof, vinyl siding and 30 year architectural shingles. Flooring consists of commercial vinyl tile in treatment rooms and work areas and the common areas are carpeted. Smoke and fire detectors are hard wired. The foundation is poured concrete and consists of a partial full basement and partial crawl space.

**Electrical:** 2 Panels: 1- 200 amp & 1-100 amp

**HVAC:** 2 Exterior mounted Whirlpool Gold heating & cooling heat pumps.

**Hot Water:** Electric hot water heater

**Water & Sewer:** Private drilled well & private septic system

**Parking:** Paved lot, 16 spaces

**Zoning ordinance:** Village Commercial District

**Assessor’s Reference:** Town of Hermon, Map 27, Lot 77

**Legal Description:** Penobscot County Registry of Deeds: Book 10553, Page 238.

**Tax Assessment:** FY 2012
- Land: $26,600.
- Building: $256,900.
- Total: $283,500. 
- Real Estate Taxes: $3,316.95

**Availability:** Presented For Sale at $425,000.

*MAINE COMMERCIAL REALTY is the agent for the Seller. Every agent has the duty to be fair to all parties. Any information given herewith has been obtained from sources we consider reliable. However, we are not responsible for errors, omissions, misstatement of facts, concealment of pertinent information, exaggeration, prior sale, withdrawal from the market, price change, mortgage commitment, terms or conditions.*
MAINE COMMERCIAL REALTY is the agent for the Seller. Every agent has the duty to be fair to all parties. Any information given herewith has been obtained from sources we consider reliable. However, we are not responsible for errors, omissions, misstatement of facts, concealment of pertinent information, exaggeration, prior sale, withdrawal from the market, price change, mortgage commitment, terms or conditions.
MAINE COMMERCIAL REALTY is the agent for the Seller. Every agent has the duty to be fair to all parties. Any information given herewith has been obtained from sources we consider reliable. However, we are not responsible for errors, omissions, misstatement of facts, concealment of pertinent information, exaggeration, prior sale, withdrawal from the market, price change, mortgage commitment, terms or conditions. All photographs and/or derivatives thereof used in our marketing are copyright protected ©.
MAINE COMMERCIAL REALTY is the agent for the Seller. Every agent has the duty to be fair to all parties. Any information given herewith has been obtained from sources we consider reliable. However, we are not responsible for errors, omissions, misstatement of facts, concealment of pertinent information, exaggeration, prior sale, withdrawal from the market, price change, mortgage commitment, terms or conditions. All photographs and/or derivatives thereof used in our marketing are copyright protected ©.
MAINE COMMERCIAL REALTY is the agent for the Seller. Every agent has the duty to be fair to all parties. Any information given herewith has been obtained from sources we consider reliable. However, we are not responsible for errors, omissions, misstatement of facts, concealment of pertinent information, exaggeration, prior sale, withdrawal from the market, price change, mortgage commitment, terms or conditions. All photographs and/or derivatives thereof used in our marketing are copyright protected ©.
Preliminary
May 12, 2008
Project No: 2821
Route 2
Hermion, Maine
Hermion Family Medicine
Sunbury
PROPERTY DISCLOSURE ADDENDUM
(Non-Residential Properties)

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

REAL ESTATE: 2370 Main Road, Hermon, Maine

SELLER: Mercury Medical Properties, LLC

To the best of Seller's knowledge (check one):

X No underground storage facility for the storage of oil or petroleum products exists on the premises.

_____ An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. _______________________. The underground facility ______ has _____ has not been abandoned in place.

Pursuant to Chapter 330 of the Rules of the Maine Real Estate Commission, Licensee discloses that the above-referenced Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

__________________________________________________________________________

__________________________________________________________________________

__________________________________________________________________________

__________________________________________________________________________

__________________________________________________________________________

(attach additional sheets as necessary)

You are encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum prior to the preparation of an offer to purchase the Real Estate.

Date: ________________________________  Buyer: ________________________________

Buyer: ________________________________