



## *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.

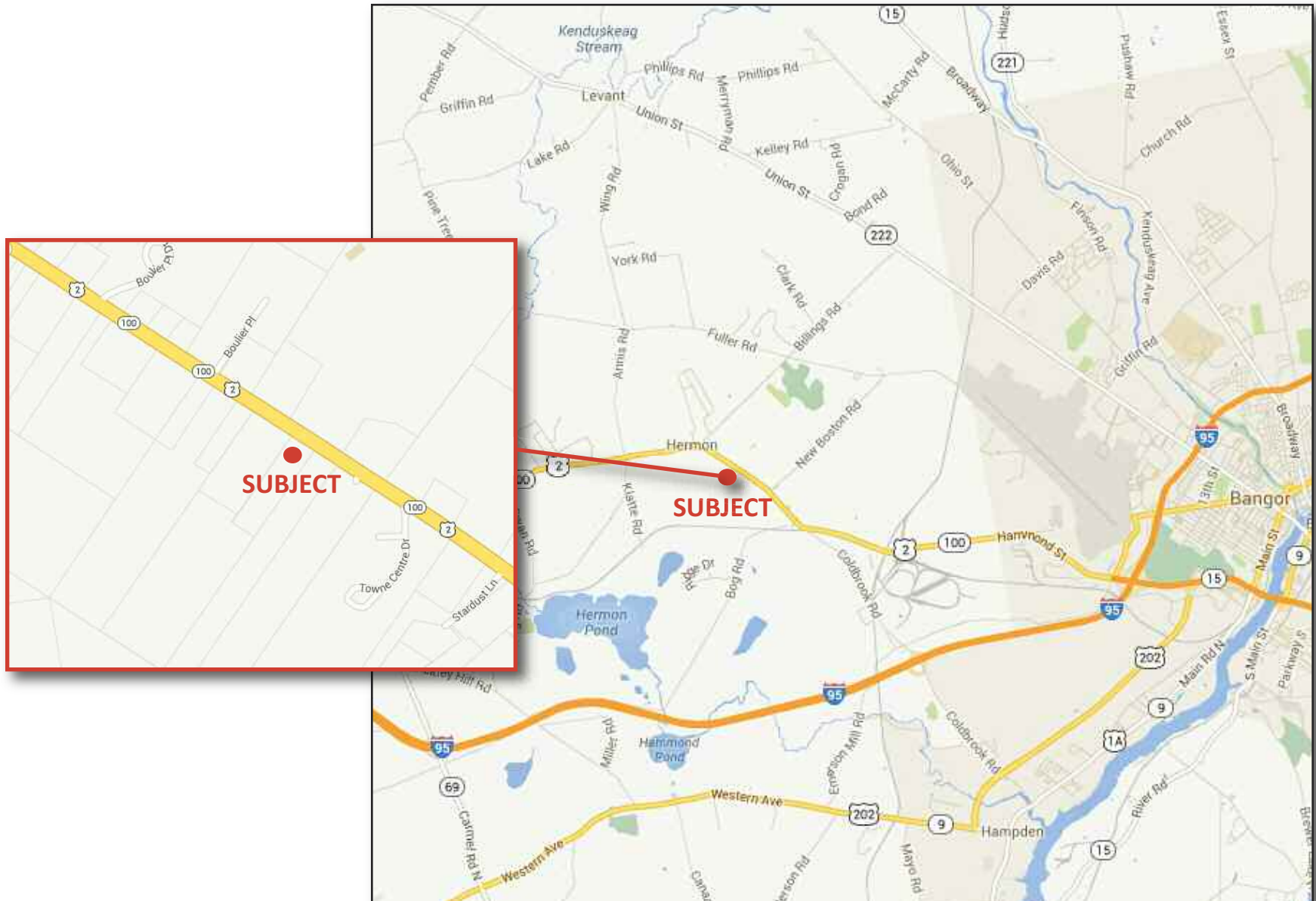
# 2370 Route 2 • Hermon, Maine

## General Property Details

<u>Property Address:</u>	2370 Route 2 • Hermon, Maine
<u>General Description:</u>	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.
<u>Lot Size:</u>	1.85+/- Acres (230' wide x 350' deep)
<u>Road Frontage:</u>	230 +/- feet along Route 2
<u>Age of Structure:</u>	Constructed in 2008
<u>Building Size:</u>	2,584+/- SF, single story with basement
<u>Building Construction:</u>	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.
<u>Electrical:</u>	2 Panels: 1- 200 amp & 1-100 amp
<u>HVAC:</u>	2 Exterior mounted Whirlpool Gold heating & cooling heat pumps.
<u>Hot Water:</u>	Electric hot water heater
<u>Water &amp; Sewer:</u>	Private drilled well & private septic system
<u>Parking:</u>	Paved lot, 16 spaces
<u>Zoning ordinance:</u>	Village Commercial District
<u>Assessor's Reference:</u>	Town of Hermon, Map 27, Lot 77
<u>Legal Description:</u>	Penobscot County Registry of Deeds: Book 10553, Page 238.
<u>Tax Assessment:</u> FY 2012	Land: \$26,600. Building: <u>256,900.</u> Total: \$283,500. Real Estate Taxes: \$3,316.95
<u>Availability:</u>	Presented For Sale at \$425,000.

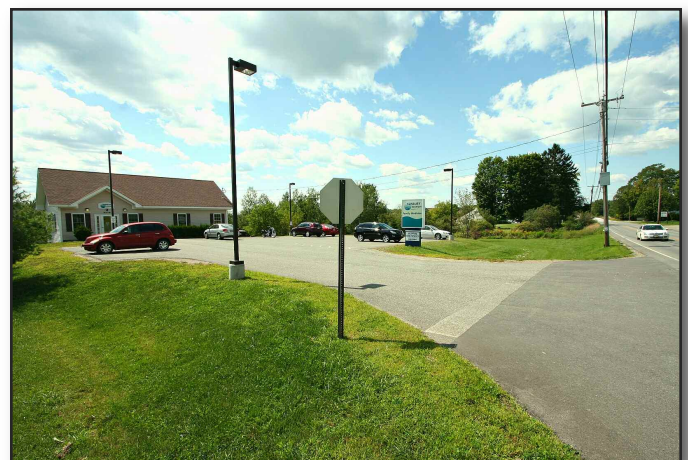
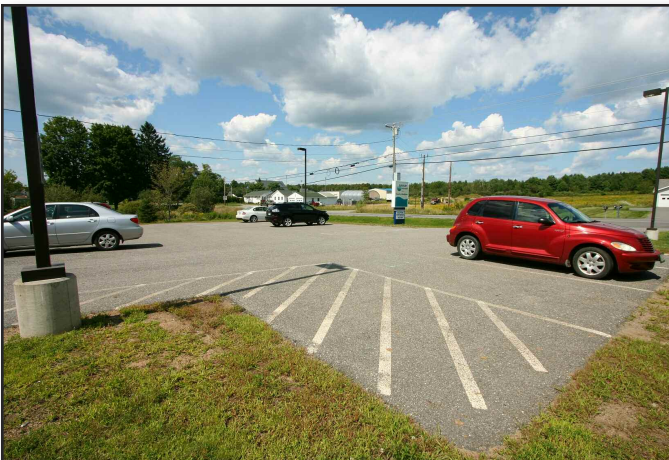
*MAINE COMMERCIAL REALTY is the agent for the Seller. Every agent has the duty to be fair to all parties. Any information given herewith has been obtained from sources we consider reliable. However, we are not responsible for errors, omissions, misstatement of facts, concealment of pertinent information, exaggeration, prior sale, withdrawal from the market, price change, mortgage commitment, terms or conditions.*

## 2370 Route 2 • Hermon, Maine



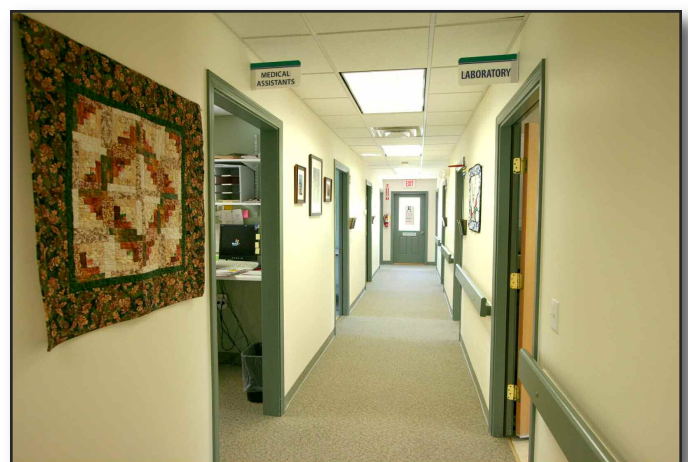
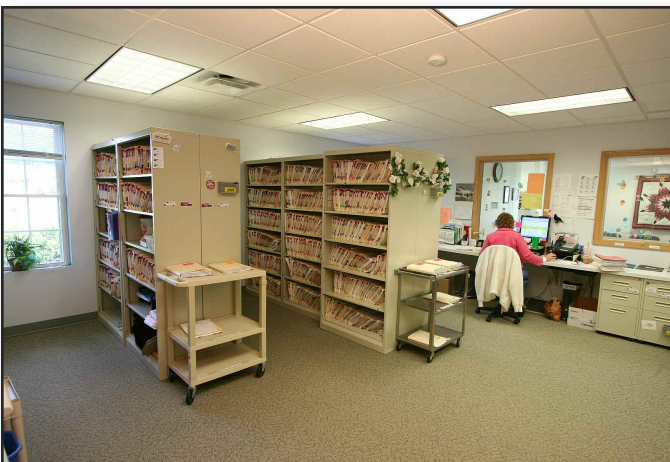
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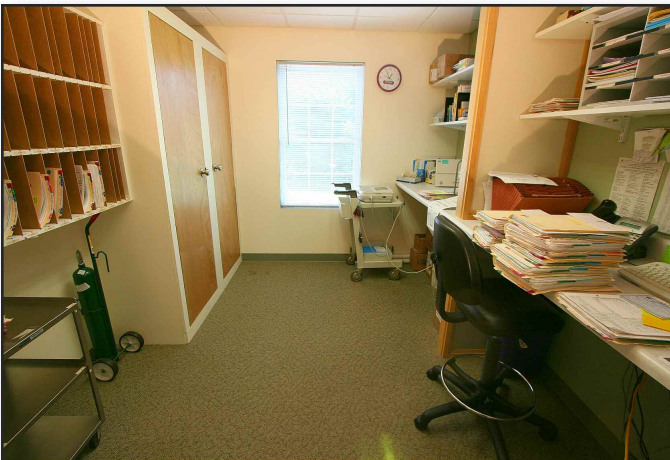
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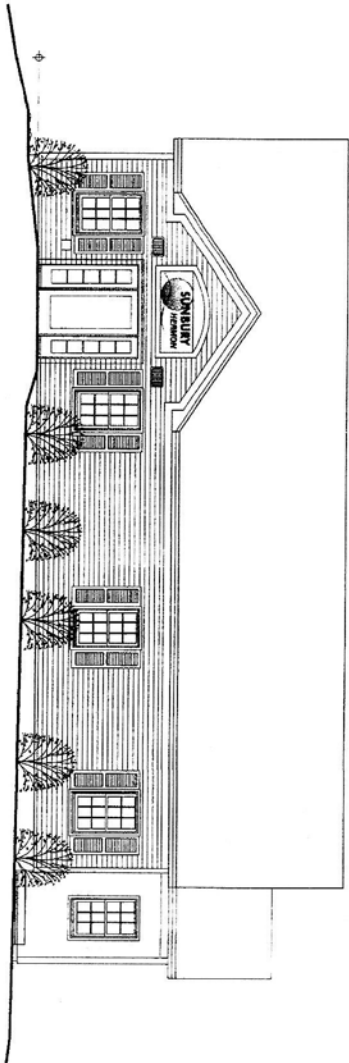
# Sunbury Hermion Family Medicine

Route 2 Hermion, Maine

Project No: 2821

May 12, 2008

PRELIMINARY

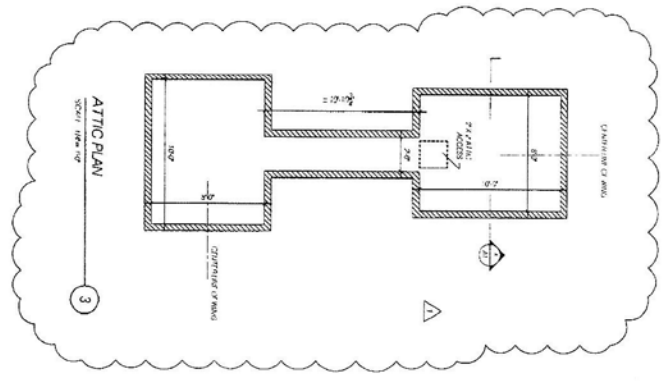
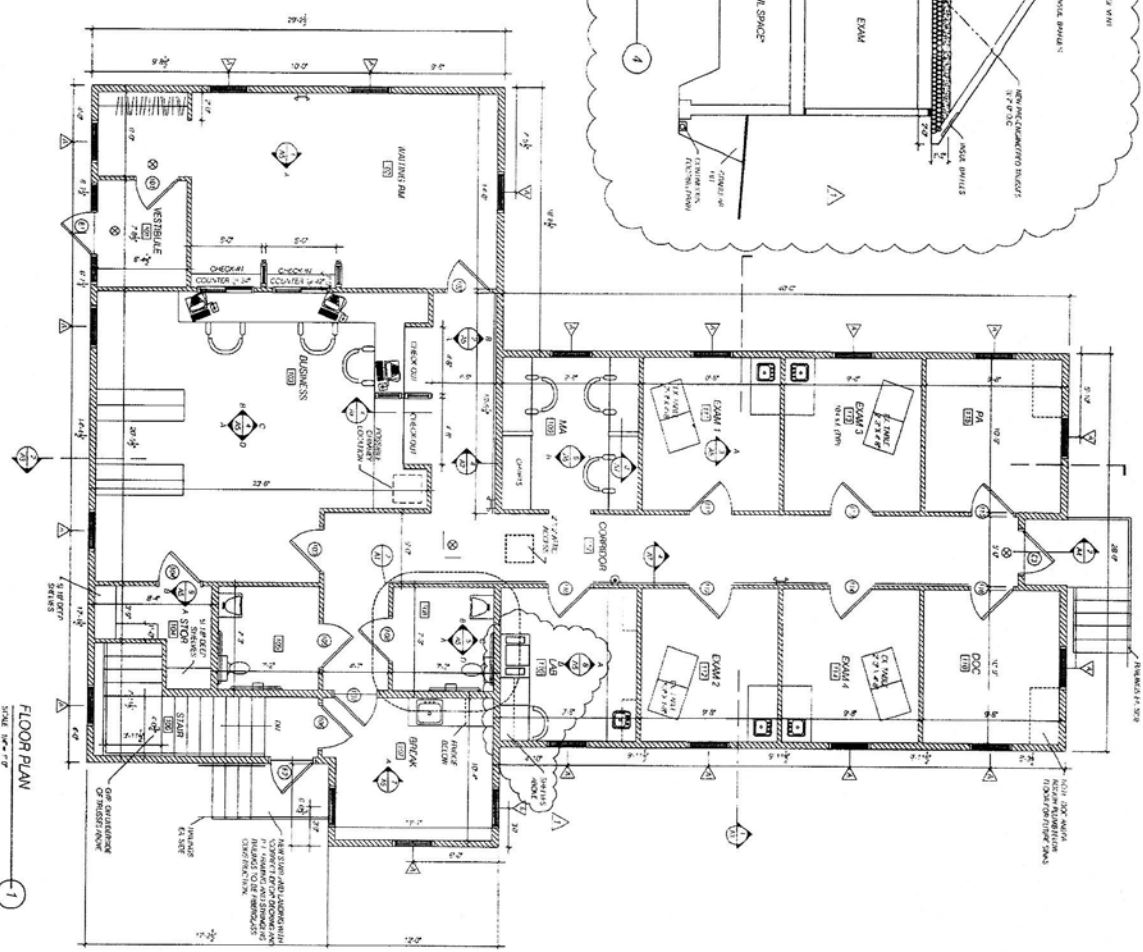
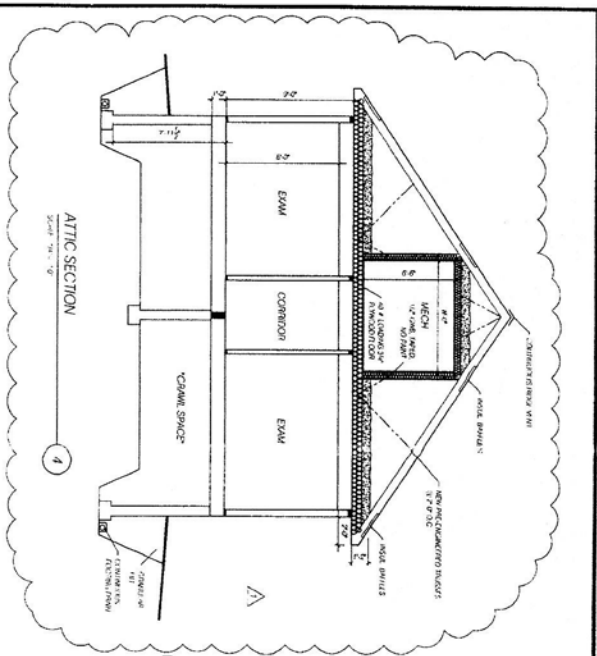


## LIST OF DRAWINGS

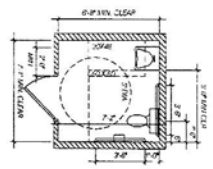
- C1 SITE PLAN (APPROBEE ENGINEERING)
- A1 FLOOR PLAN
- A1.1 FOUNDATION PLAN AND DETAILS
- A1.2 FINISHES AND REFLECTED CEILING PLANS
- A2 ELEVATIONS
- A3 BUILDING SECTIONS
- A4 WALL SECTIONS
- A5 INTERIOR ELEVATIONS
- A6 DOOR, WINDOW AND FINISH SCHEDULE AND DETAILS
- A7 DETAILS

Architect:

  
Architecture for Maine  
**David R. Merritt, AIA**  
988 Main Road, PO Box 658, Holden, Maine - 207-643-7372



TOILET 108 ACCESSIBILITY DETAIL  
(108 S.M. OFF. HAND)



- GENERAL NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUILDING CODES.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL PLUMBING CODES.
  3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL ELECTRICAL CODES.
  4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL MECHANICAL CODES.
  5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL FIRE AND SAFETY CODES.
  6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL ENERGY CODES.
  7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL SMOKE AND ALARM CODES.
  8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL TRANSPORTATION CODES.
  9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL CRIME PREVENTION CODES.
  10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL SECURITY CODES.
  11. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL ACCESSIBILITY CODES.
  12. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL SUSTAINABLE DESIGN CODES.
  13. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL WELLNESS CODES.
  14. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL QUALITY CODES.
  15. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL INNOVATION CODES.
  16. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL FUTURE CODES.
  17. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL POSSIBILITY CODES.
  18. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL DREAM CODES.
  19. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL HOPE CODES.
  20. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL LOVE CODES.

**A1**

Project No. 2821

DATE: 05/12/08

Drawn: DMM

Checked: DMM

Architecture for Maine

**David R. Merritt, AIA**

1 Attic, Section and Misc. 07/01/08

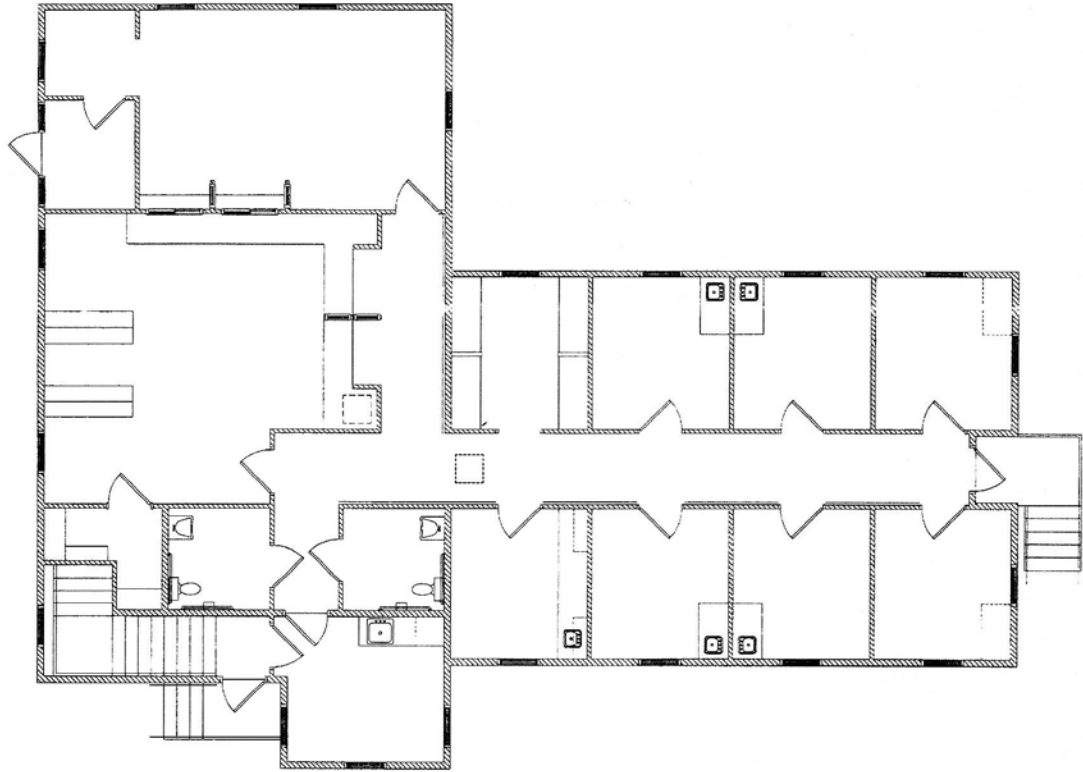
**Floor Plan**

**Sunbury Medical**

Route 2 Hermon, Maine

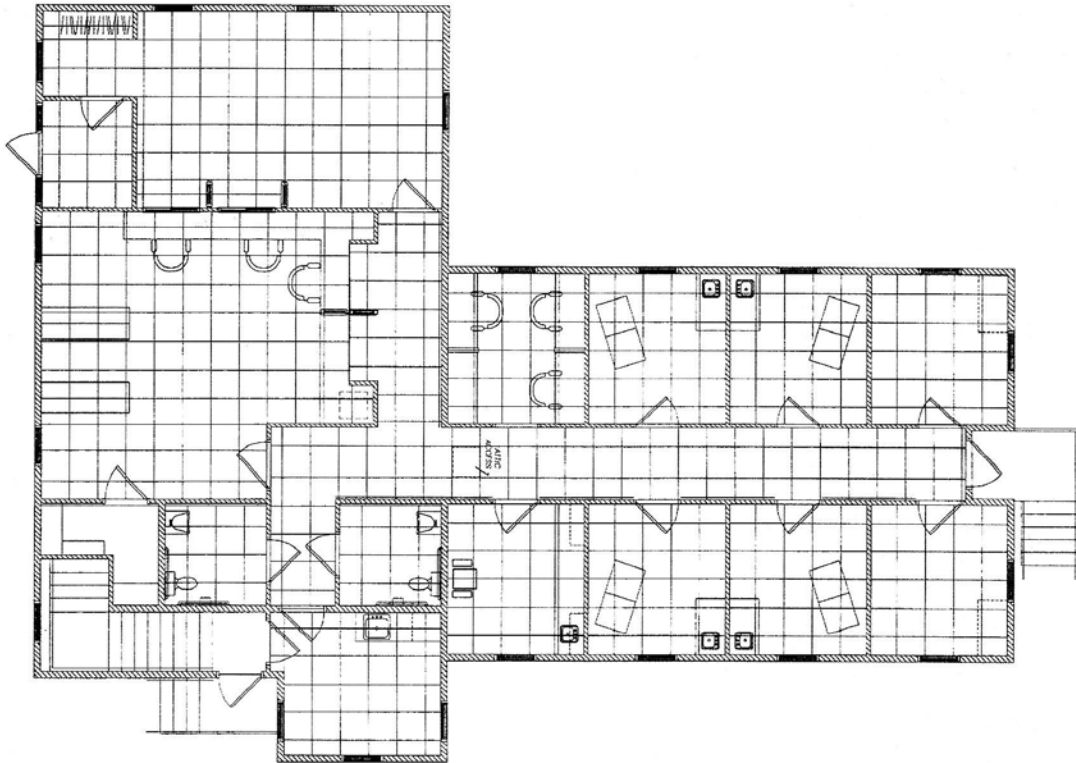
FINISHES PLAN

1



REFLECTED CEILING PLAN

2



PRELIMINARY

A1.2

Project No.  
2821  
Date: 06/12/98  
Drawn: dwdm  
Checked: dm

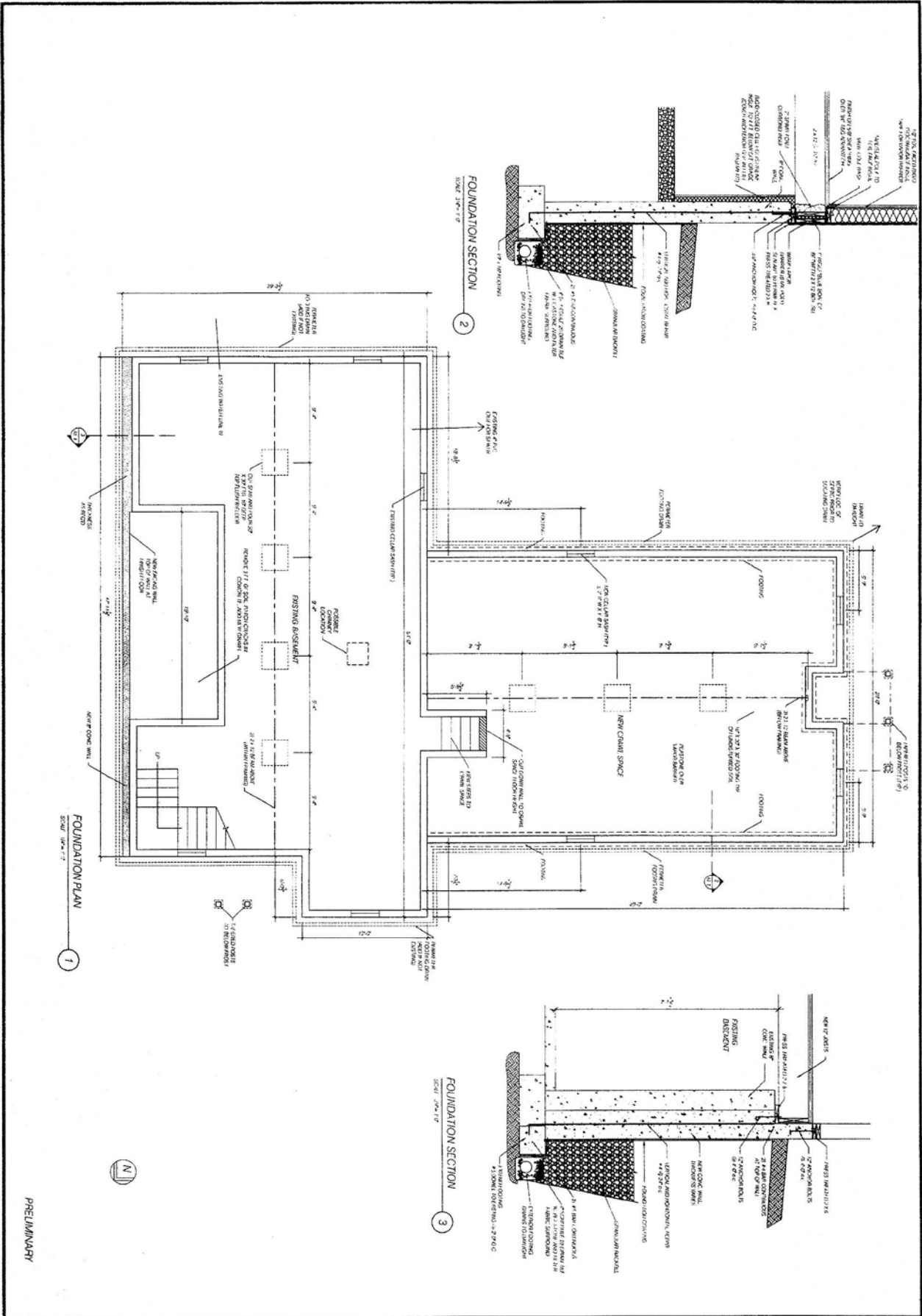
Architecture for Maine  
David R. Merritt, AIA

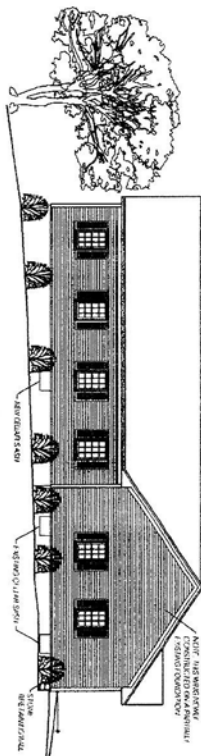
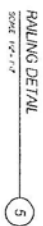
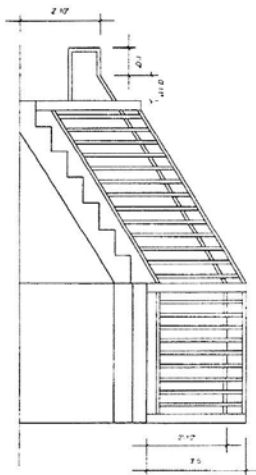
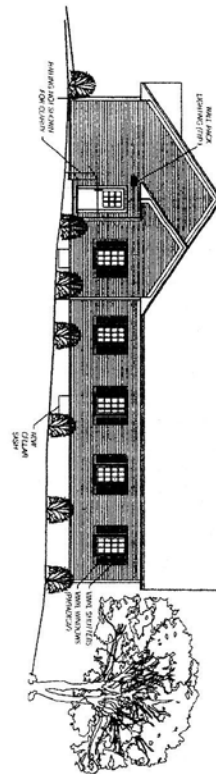
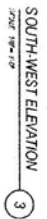
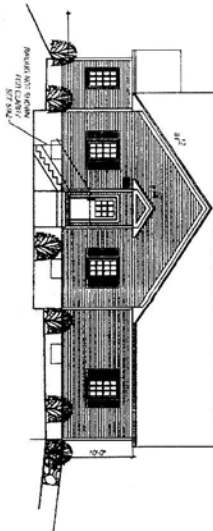
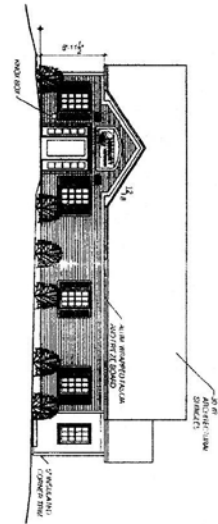
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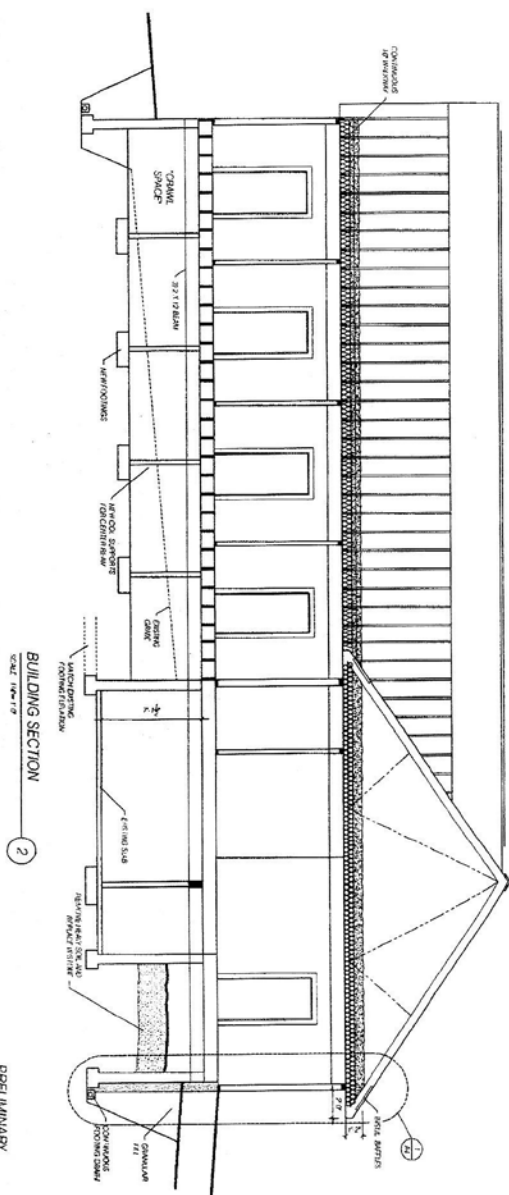
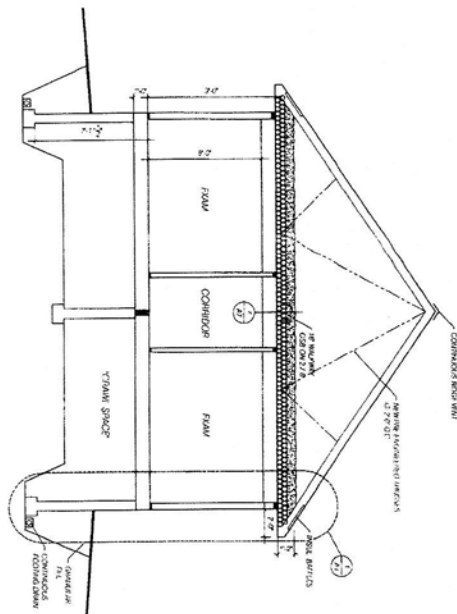
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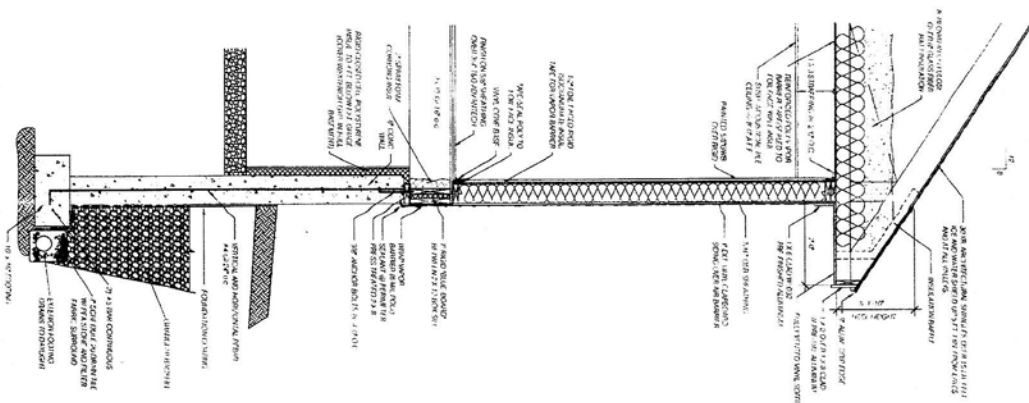
Sunbury Medical

Route 2 Hermon, Maine

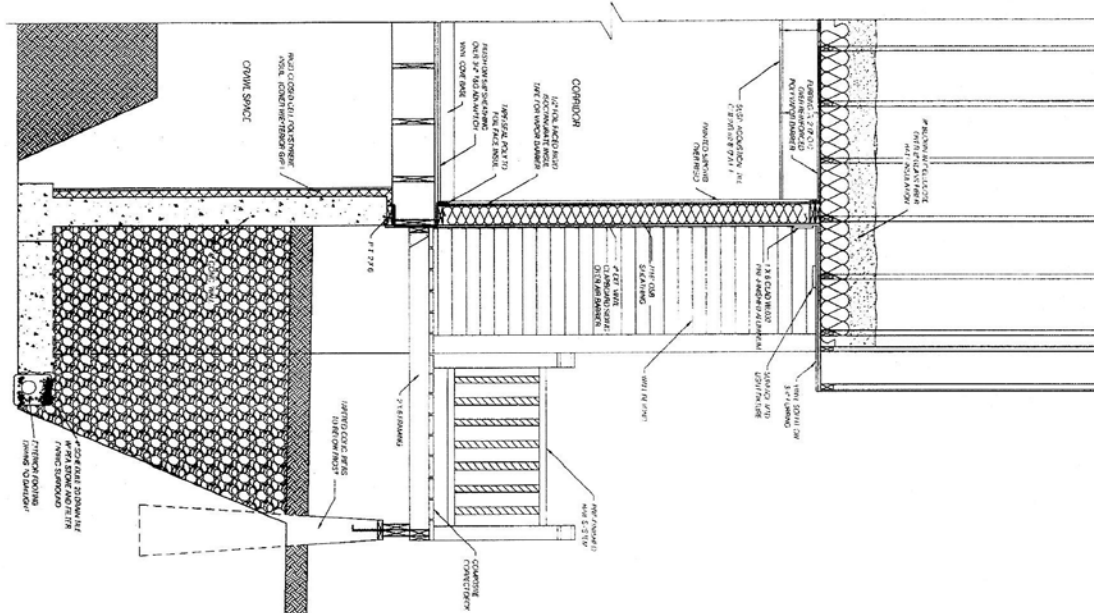






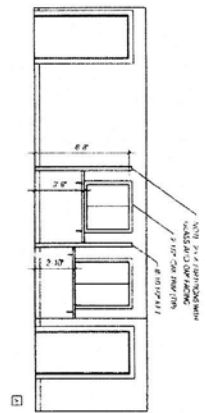


WALL SECTION 1  
SCALE 3/8\"/>

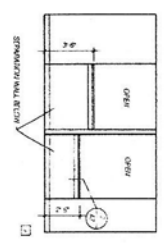


REAR ENTRY WALL SECTION 2  
SCALE 3/8\"/>

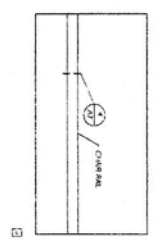
PRELIMINARY



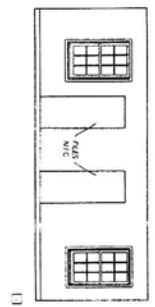
WAITING RM ELEVATION  
SCALE 1/4" = 1'-0"



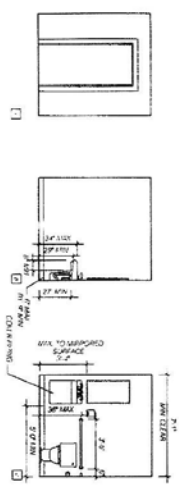
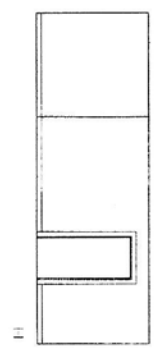
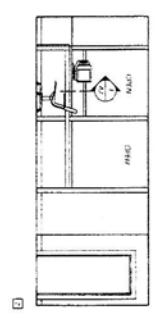
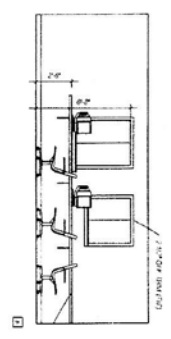
CHECK-OUT ELEVATIONS  
SCALE 1/4" = 1'-0"



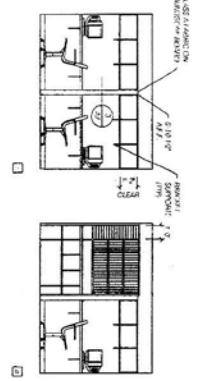
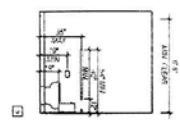
EXAM RM ELEVATION  
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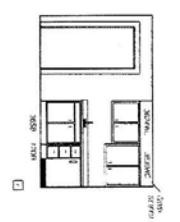
BUSINESS ELEVATIONS  
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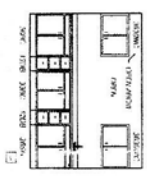
H.C. BATH ELEVATIONS  
SCALE 1/4" = 1'-0"



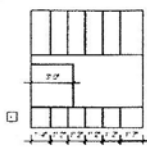
MA ELEVATIONS  
SCALE 1/4" = 1'-0"



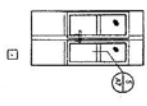
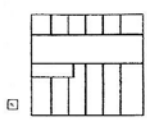
BREAK RM ELEVATIONS  
SCALE 1/4" = 1'-0"



LAB ELEVATION  
SCALE 1/4" = 1'-0"



STORAGE ELEVATION  
SCALE 1/4" = 1'-0"



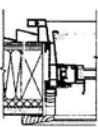
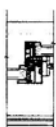
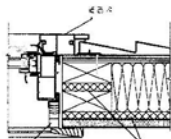
DWINDER ELEVATION  
SCALE 1/4" = 1'-0"

PRELIMINARY

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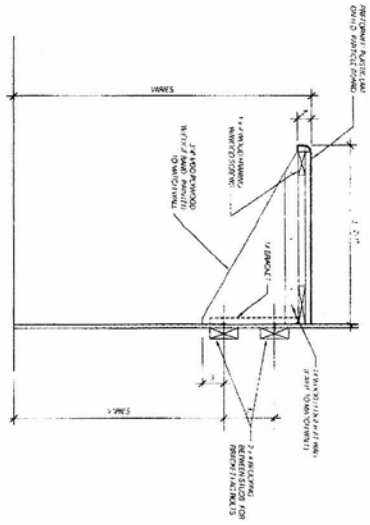
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964	965	966	967	968	969	970	971	972	973	974	975	976	977
978	979	980	981	982	983	984	985	986	987	988	989	990	991
992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005
1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019
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1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187
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1440	1441	1442	1443	1444	1445	1446	14						

ADDITIONAL REQUIS	CR	CR/GRADING
CCDC	3	C, D, NC, NG, F
GRB	3	C, D, NC, NG, F
ANT	3	C, D, NC, NG, F
PT	3	C, D, NC, NG, F
IRI	3	C, D, NC, NG, F
SISB	3	C, D, NC, NG, F
SAT	3	C, D, NC, NG, F
SV	3	C, D, NC, NG, F

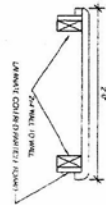
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WINDOW SILL  
3

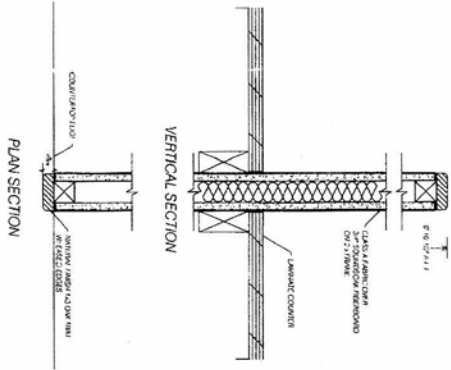
## PRELIMINARY



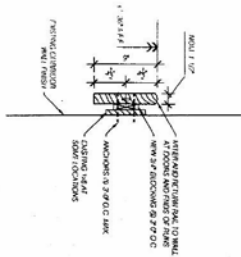
COUNTER DETAIL 1  
SCALE: 1/8"=1'-0"



CHECK-OUT COUNTER DETAIL 2  
SCALE: 1/8"=1'-0"



COUNTER PARTITION DETAIL 3  
SCALE: 3/8"=1'-0"



CHAIR RAIL DETAIL 4  
SCALE: 1/8"=1'-0"

PRELIMINARY

A7

Drawn: dwardm  
Checked: gmm  
Date: 06/12/08  
Project No.: 2821

Architecture for Maine  
David R. Merritt, AIA

5
4
3
2
1

Details

Sunbury Medical

Route 2 Hermon, Maine

**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):

- ☒ 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:

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(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: \_\_\_\_\_



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