



Prime Commercial Property For Sale

483 Hogan Road
Bangor, Maine

This offering features a 1.95+/- acre parcel with an existing
6,848+/- square foot building.

This property is available for:

Sale at \$1,495,000.

Lease at \$6,500./month (nnn)

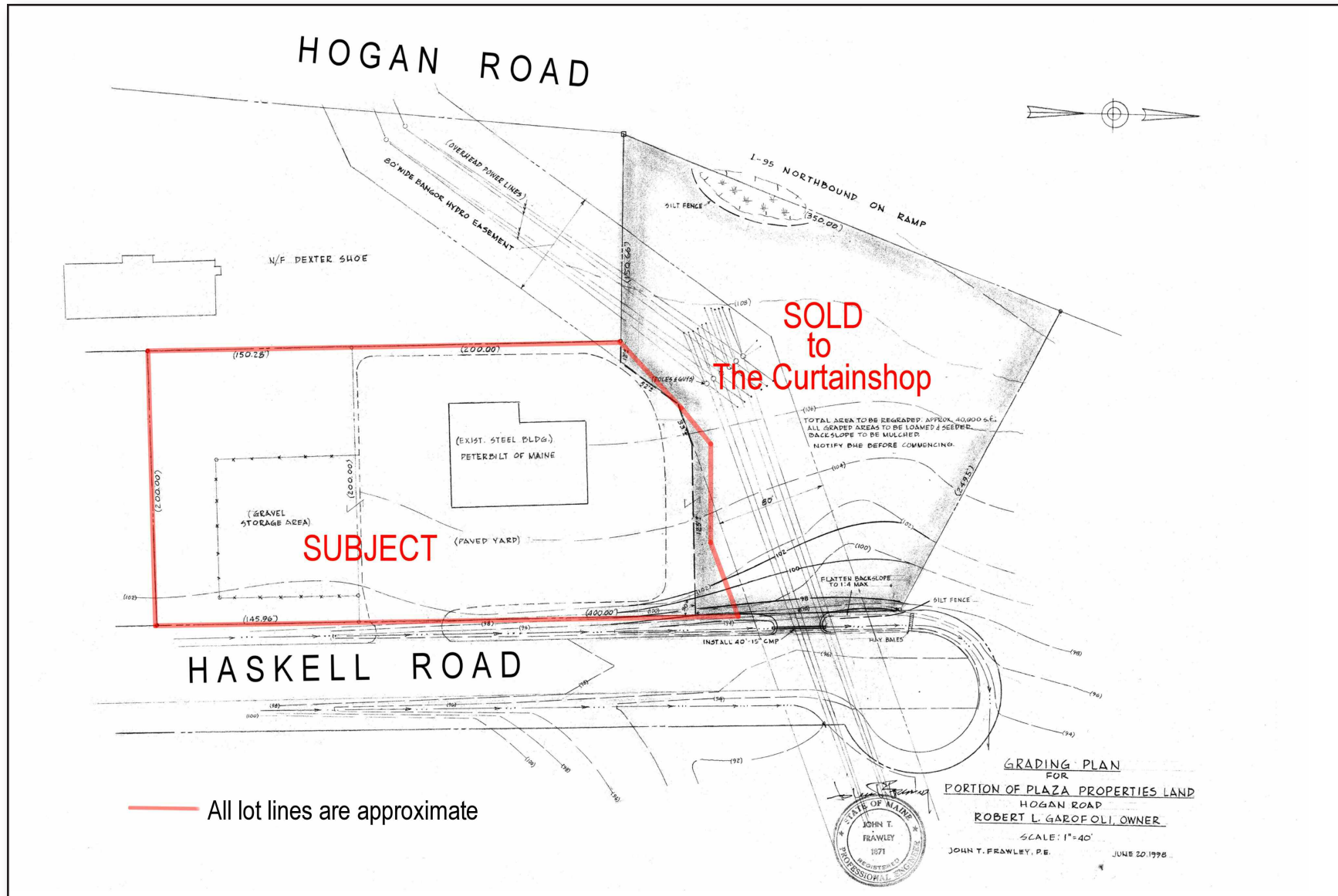
483 Hogan Road • Bangor, Maine

General Property Details

<u>Property Address:</u>	483 Hogan Road • Bangor, Maine
<u>Property Description:</u>	Great retail site located directly across from Sam's Club and next to the new Curtainshop. This offering features a 1.95+/- acre parcel of land with an existing 6,848 +/- SF. Land & building for sale or lease.
<u>Lot Size:</u>	1.95 +/- Acres
<u>Road Frontage:</u>	50 +/- Feet along Hogan Road (via ROW); 438 +/- Feet on Haskell Road.
<u>Age of Structure:</u>	1968+/-
<u>Building Size:</u>	Service Facility: 6,000 +/- SF Office: <u>848 +/- SF</u> Total SF: 6,848 +/- SF
<u>Construction:</u>	Concrete block office area. Steel frame service and warehouse facility.
<u>Foundation:</u>	Concrete slab
<u>Utilities:</u>	City sewer and private well. (City water & natural gas are available to the site)
<u>HVAC:</u>	Propane fired forced hot air and electric baseboard in showroom and office area. Propane radiant heat and waste oil furnace in the service facility.
<u>Electrical:</u>	2 Electric meters
<u>Parking:</u>	Plentiful on-site parking and fenced outdoor storage area.
<u>Zoning Ordinance:</u>	GC & S - General Commercial & Service District
<u>Assessor's Reference:</u>	City of Bangor Tax Map R70, Lot 2-A
<u>Real Estate Taxes:</u>	\$12,574.04 (FY 2012)
<u>Deed Reference:</u>	Penobscot County Registry of Deeds: Book 4717, Page 278 & 279
<u>Availability:</u>	For Sale: \$1,495,000. For Lease: \$6,500. per month (nnn)

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.

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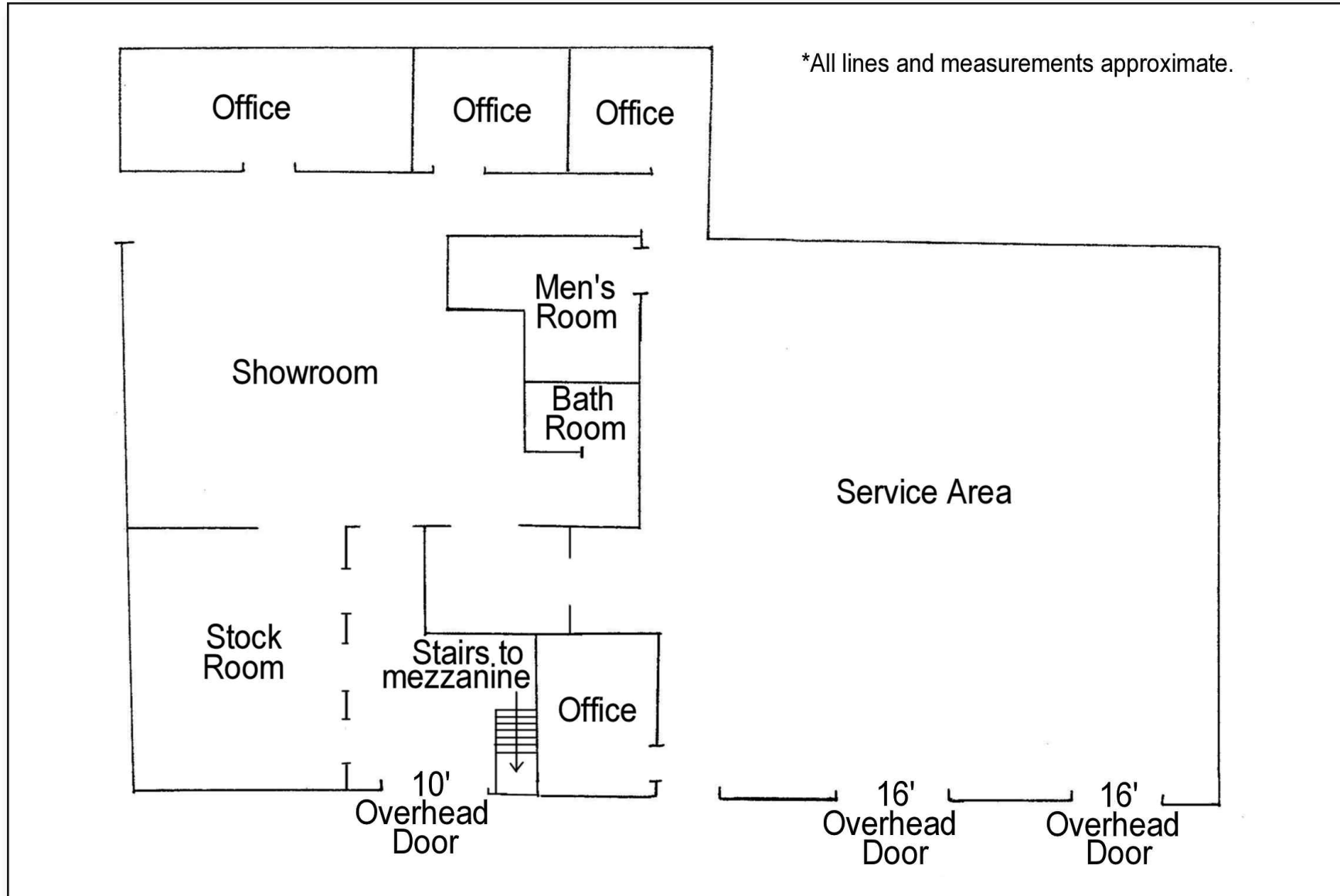
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