



*For Sale
Corner Lot Retail Property*

Includes Cell Tower Income

559 Union Street
Bangor, Maine

Presented at: \$535,000.

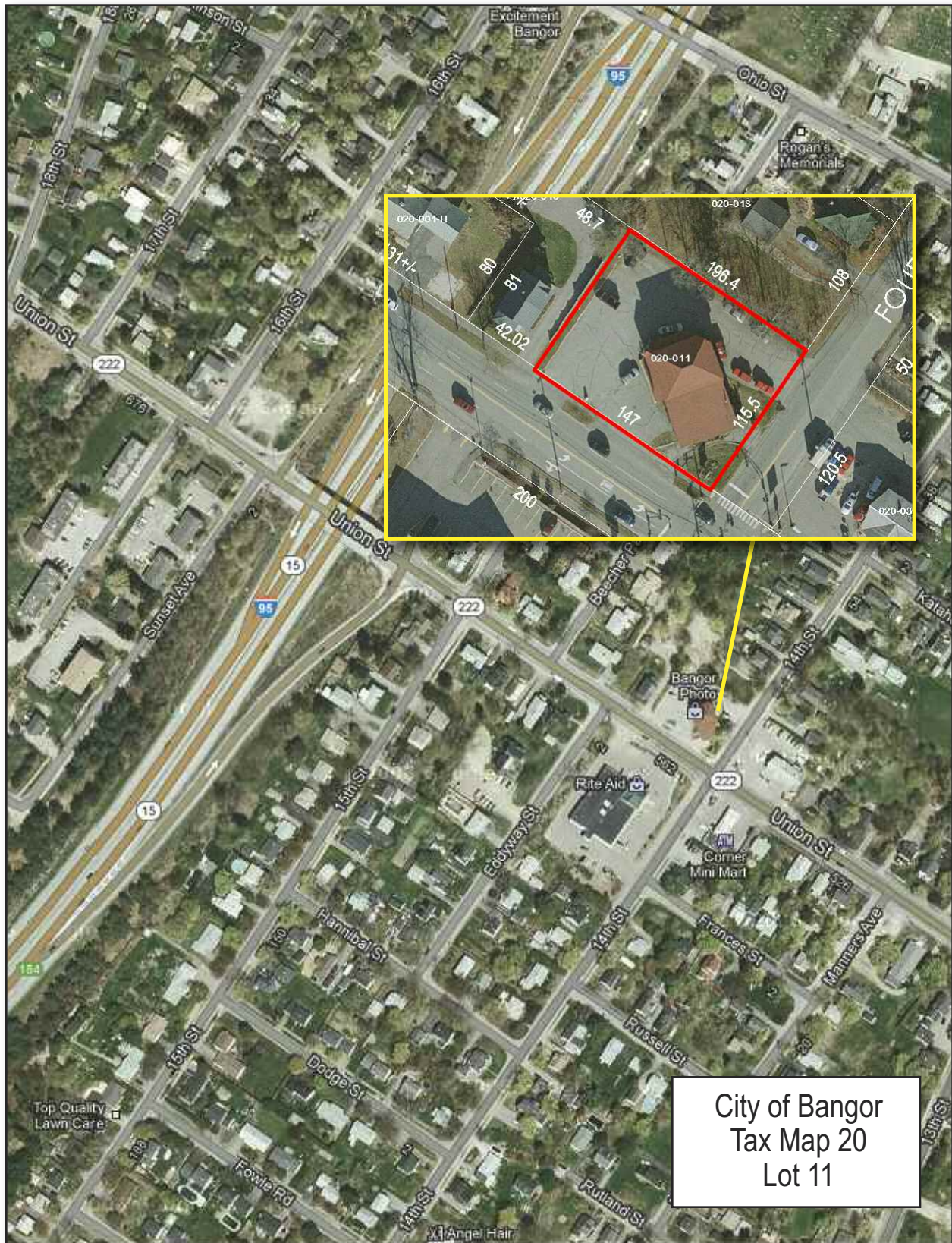
559 Union Street • Bangor, Maine

General Property Details

<u>Property Address:</u>	559 Union Street • Bangor, Maine
<u>Property Description:</u>	Free standing building containing 3,900 S/F of retail and office space. This well maintained, corner lot property is situated at a 4 way, signaled intersection providing high visibility along heavily traveled Union Street. The site features two curb cuts and is located directly across from a Rite-Aid Pharmacy. There are approximately 20 on-site parking spaces. This property features a surprise bonus! A well concealed cell phone tower producing \$1,800. per month in rental income with no owner responsibilities. Five year lease with (5) five year renewal options with bumps.
<u>Lot Size:</u>	.39+/- Acres
<u>Road Frontage:</u>	147' Along Union Street 115.5' Along 14th Street
<u>Age of Structure:</u>	1955 With additions in 2003
<u>Building Size:</u>	1st Floor: 2,580+/- SF 2nd Floor: <u>1,320+/- SF</u> Total: 3,900+/- SF (Not including cell tower)
<u>Exterior:</u>	Cement board siding
<u>Roof:</u>	Asphalt shingles
<u>Electrical:</u>	300 Amp Entrance
<u>Water & Sewer:</u>	City water & sewer service
<u>HVAC:</u>	Oil fired HWBB/Radiant floor heat including retail floor and basement. Blown foam insulation in walls.
<u>Parking:</u>	Approximately 20 spaces
<u>Zoning Ordinance:</u>	USD- Urban Service District
<u>Assessor's Reference:</u>	City of Bangor, Map 20 - Lot 11
<u>Legal Description:</u>	Penobscot County Registry of Deeds: Book 11414, Page 211
<u>Real Estate Taxes:</u>	\$6,804.80
<u>Presented at:</u>	\$535,000.

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.

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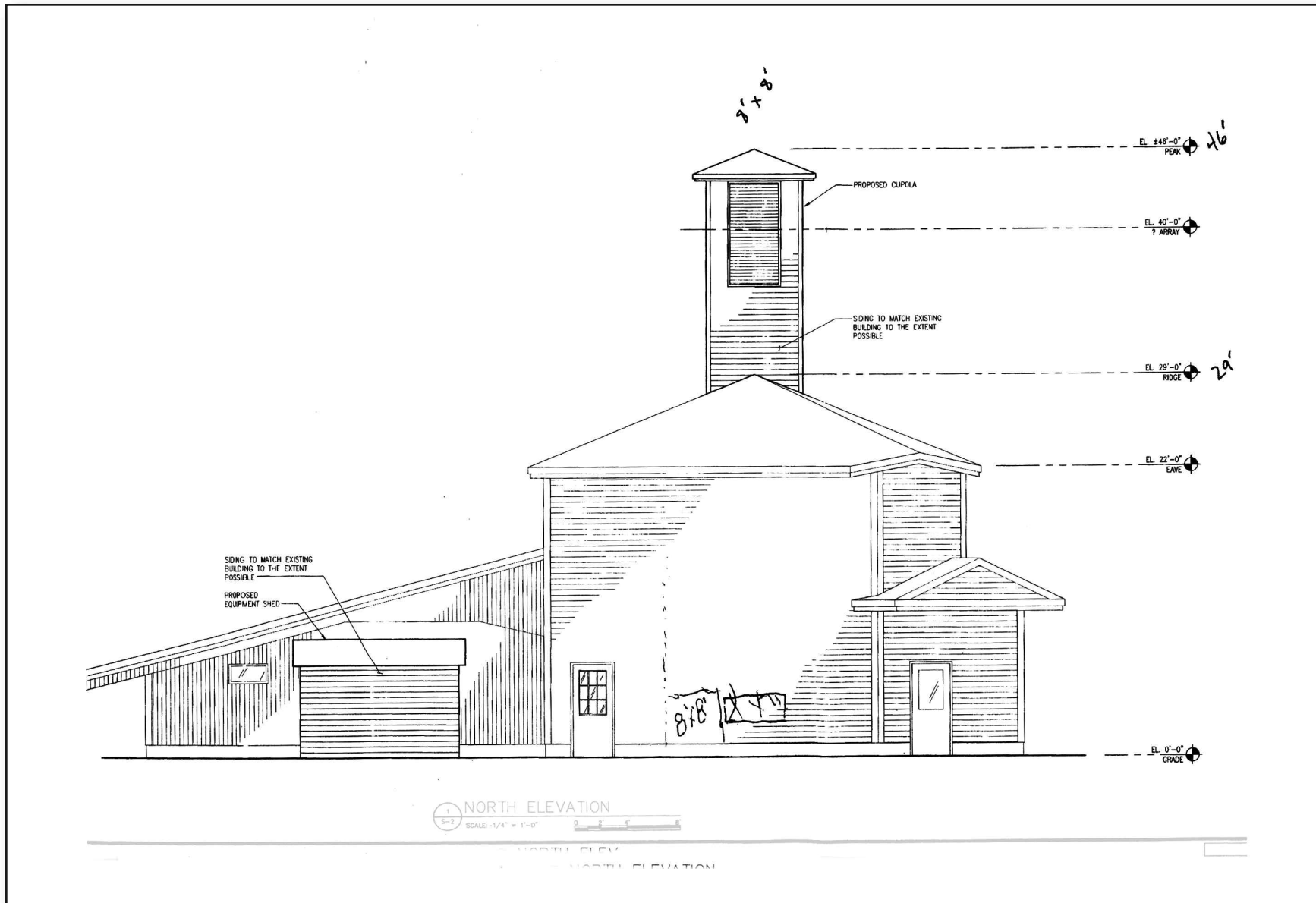
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Cell Phone Tower Schematic - 559 Union Street • Bangor, Maine



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PROPERTY DISCLOSURE ADDENDUM
(Non-Residential Properties)

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

REAL ESTATE: 559 UNION STREET, BANGOR, ME

SELLER: THOM & JONI, 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:



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