

Office Building For Sale

The Crosby House, 277 State Street
Bangor, Maine

**MAINE
COMMERCIAL
REALTY**

207-945-4500



The Crosby House

This investment opportunity consists of a well maintained professional office building located on the corner of State Street & Birch Street in Bangor, Maine. Features include high visibility, convenient ADA access and plentiful on-site parking. It contains four floors with a total GBA of 15,840 sf and a NRA of 12,450 sf. There are a total of 8 office suites, two on the ground floor, three on the first floor, two on the second floor and one large suite on the third floor. All levels are served by a 4-stop elevator. The Main entrance and 54 unit parking lot is accessed by two curb cuts located off Birch Street. The property enjoys an excellent rental history and has had many recent upgrades.

Price: \$1,050,000.

Maine Commercial Realty
209 State Street
Bangor, ME 04401

"Celebrating 42 years of quality service!"



Broker: **John Bonadio**
Office: **207-945-4500**
Cell: **207-944-6786**
john@mainecommercial.com
MaineCommercial.com



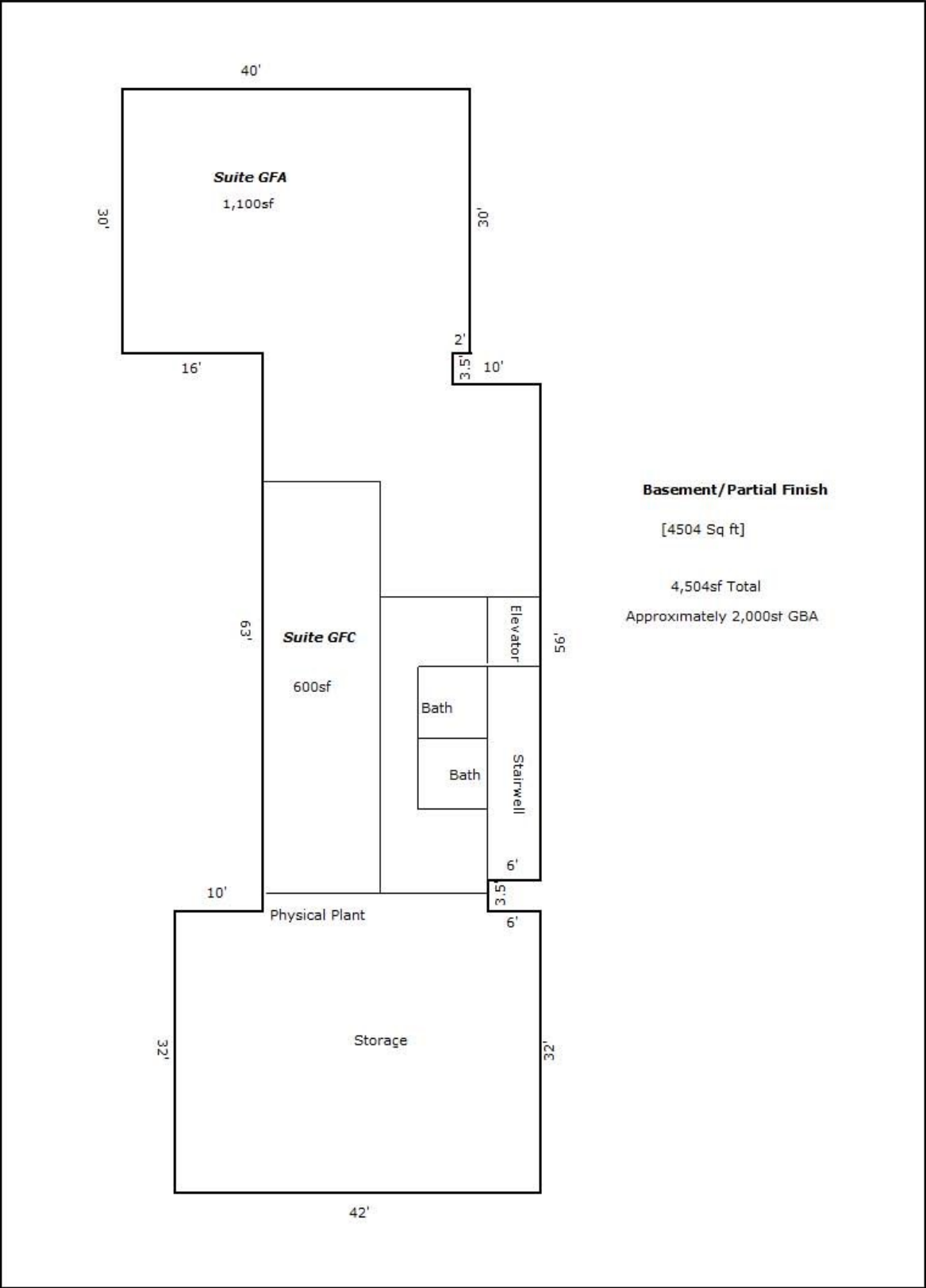
The Crosby House, 277 State Street, Bangor, Maine

General Property Information

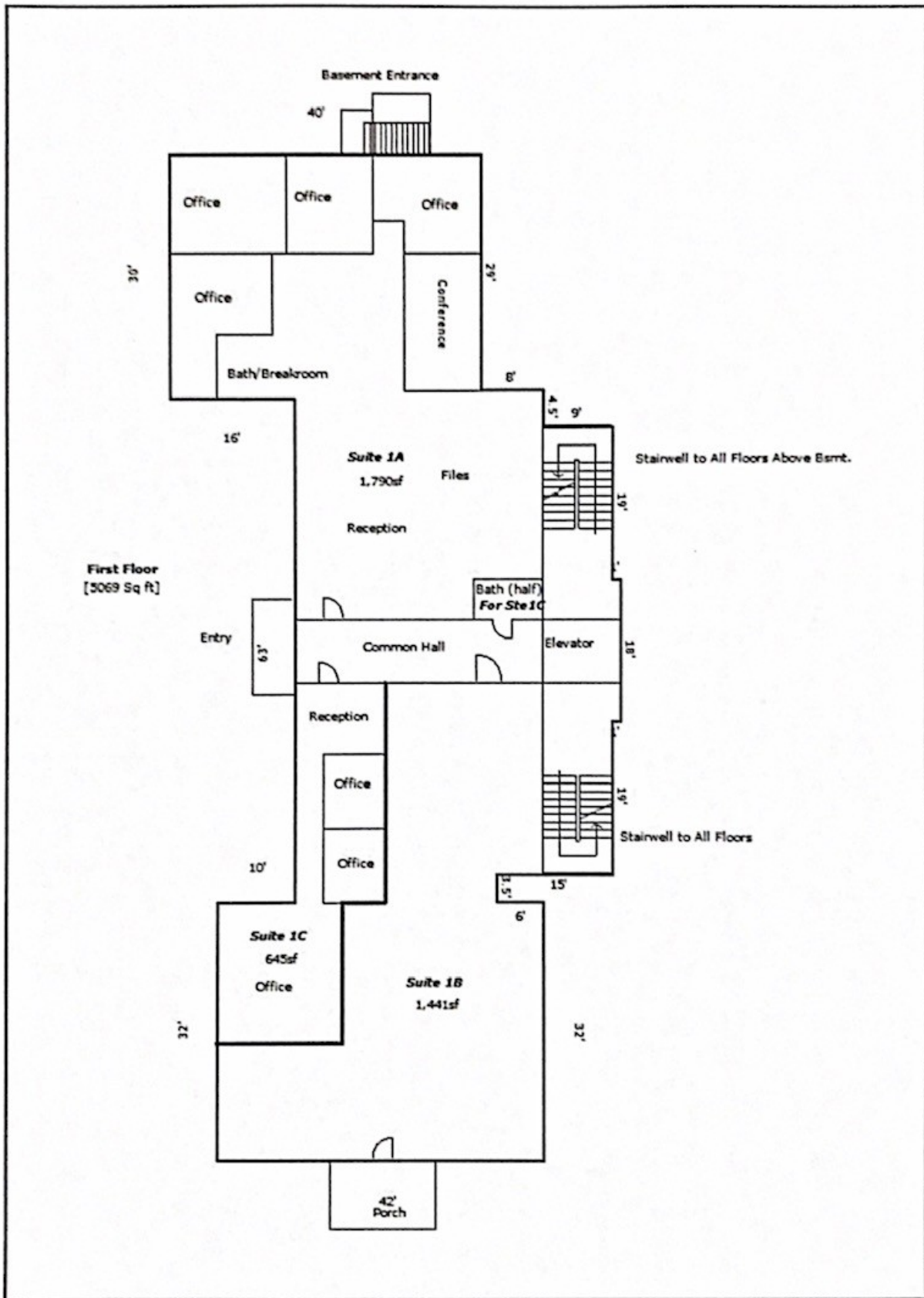
<u>Description:</u>	Stately, four level, professional office building offering good visibility, ease of access and plentiful on-site parking. It is prominently located on a .89 acre corner lot fronting heavily traveled State Street with main entry on Birch Street.
<u>Owner of Record:</u>	Askinazi, Inc.
<u>Assessors Reference:</u>	City of Bangor Tax Map 055, Lot 098
<u>Legal Description:</u>	Penobscot County Registry of Deeds, Book 7643, Page 228
<u>Site Area:</u>	The lot is 0.89 acres, based on City Assessor Record, with 118' frontage along State Street and 327' frontage along Birch Street. Access to parking and the main entrance is located off of Birch Street. All public utilities are available.
<u>Access & Egress:</u>	There are two curb cuts located along Birch Street
<u>Exterior Features:</u>	Well landscaped lot with an ornamental fence and a two-sided pylon style sign that also displays a tenant directory.
<u>Parking:</u>	Large, paved parking lot accommodating approximately 54+/- vehicles
<u>Building Size:</u>	15,840 GBA - (5,069 sf first floor) (5,012 second floor) (3,759 sf third floor) (2,000 sf ground floor) The reported NLA is 12,450 sf.
<u>Elevator Access:</u>	Building is served by a 4-Stop, modern elevator.
<u>Heat & AC System:</u>	Commercial grade natural gas boiler and roof mounted central air-conditioning with individual units in each office suite. There are also multiple, supplemental heat pumps in various offices.
<u>Electrical Service:</u>	200 amp service. Three wire 240V.
<u>Utilities:</u>	Public water & sewer, natural gas furnace, Versant electric service, HS Internet
<u>Neighborhood:</u>	The neighborhood is predominantly commercial in nature with some office, medical, retail, restaurant and service businesses nearby.
<u>Real Estate Tax:</u>	City of Bangor - \$24,525.54 (2021)
<u>Assessed Value:</u>	\$1,099,800.00 (2021)
<u>Presented at:</u>	\$1,050,000.

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 he 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.

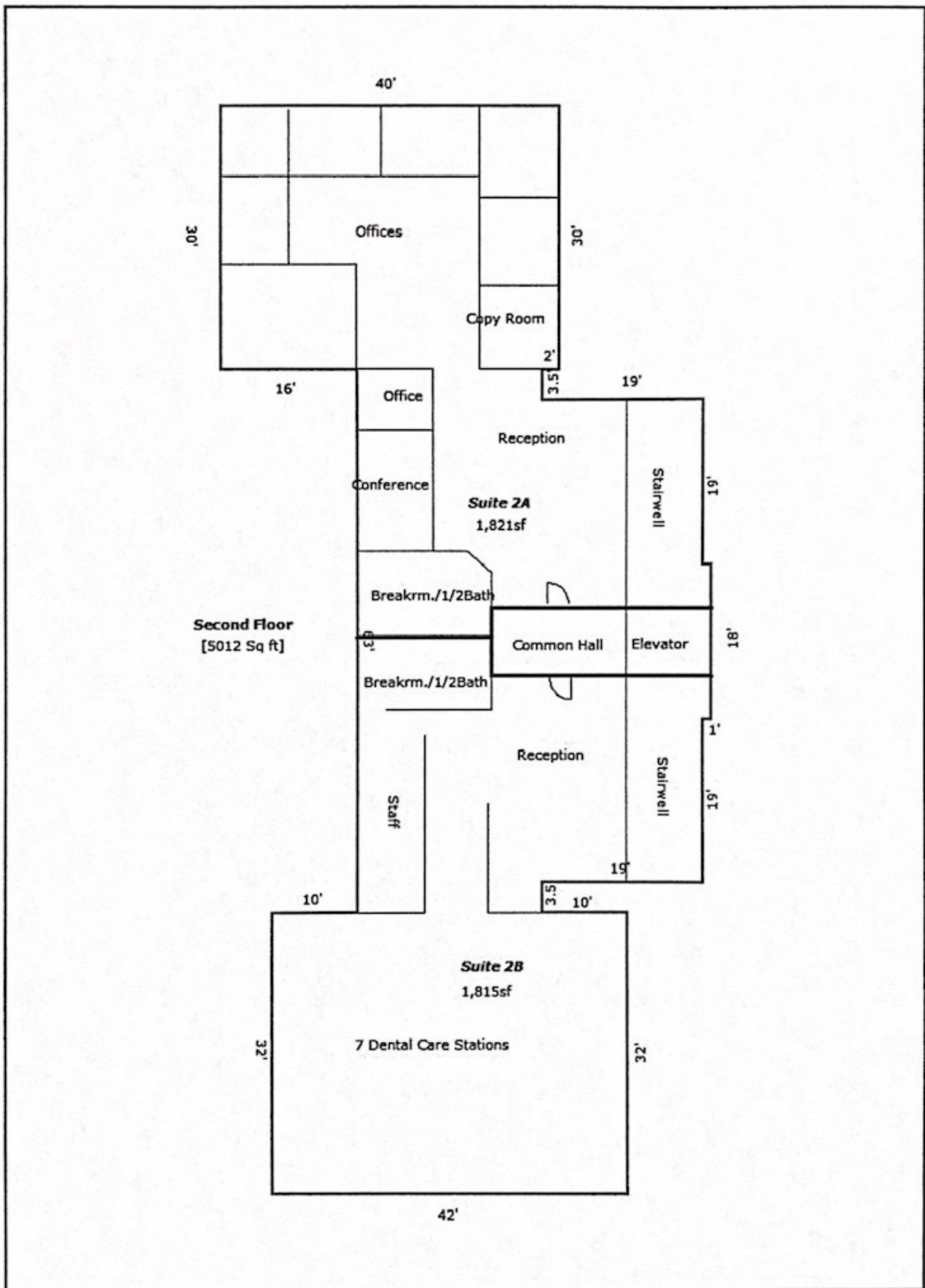


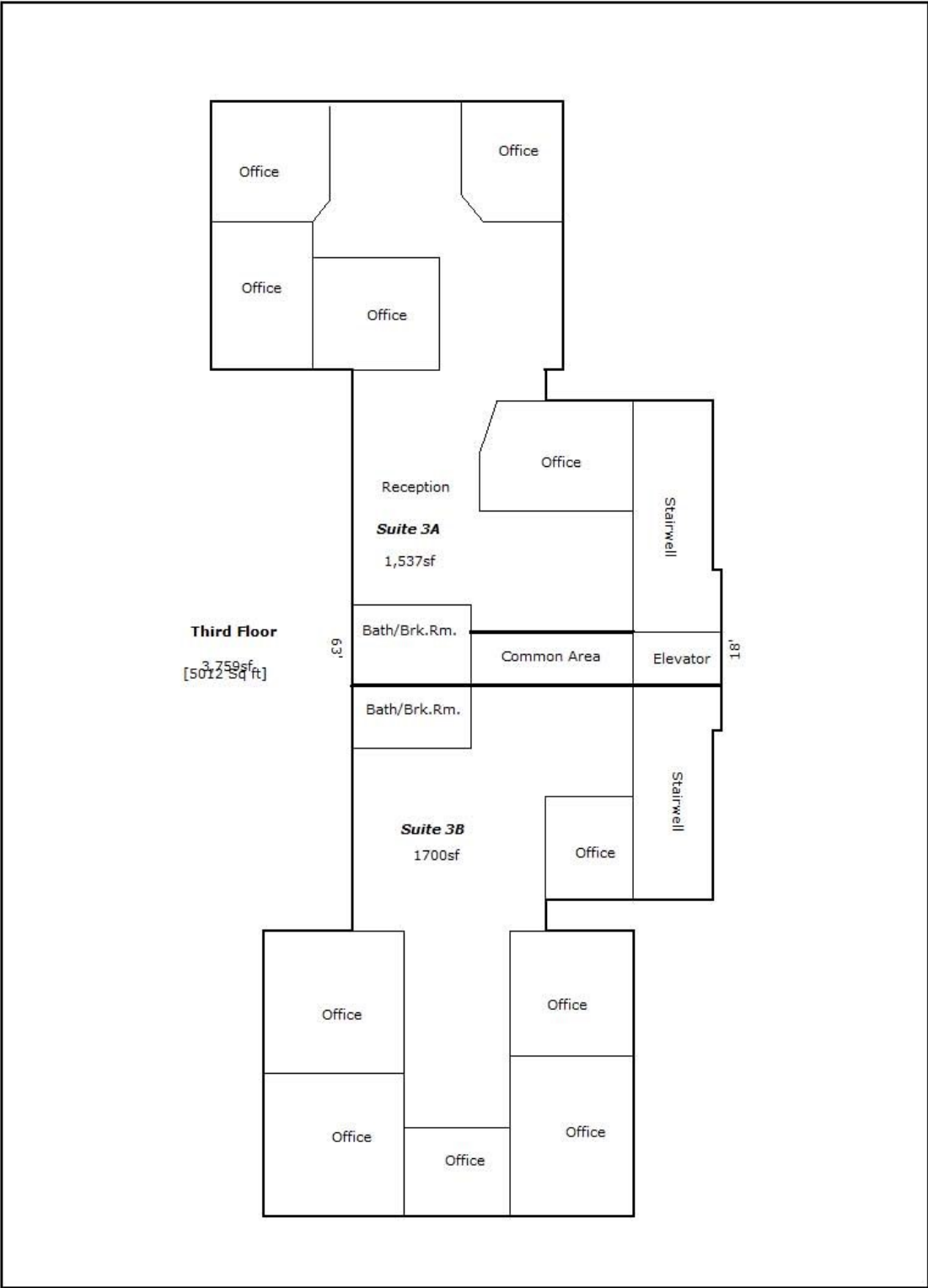


Ground Floor



First Floor





Third Floor

Renovated to single tenant occupancy with floorplan alterations.

PROPERTY DISCLOSURE
(Non-Residential Properties)

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

PROPERTY LOCATED AT: 277 State Street Bangor ME 04401

SECTION I. UNDERGROUND STORAGE TANKS

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.

SECTION II. HAZARDOUS MATERIALS

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

None

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

SECTION III. MATERIAL DEFECTS

Material defects pertaining to the physical condition of the property:

None

(attach additional sheets as necessary)

Page 1 of 2 Buyer Initials _____

Seller Initials JB

MAINE COMMERCIAL REALTY, 209 STATE STREET BANGOR, ME 04401
John Bonadio

Phone: (207)945-4500
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Fax: _____
www.lwolf.com

Crosby House

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ME 04401

SECTION IV. ROAD MAINTENANCE

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☒ Yes ☒ No ☐ Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

[Signature] 3-1-2022
Seller Date Seller Date

Seller Date Seller Date

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

Buyer Date Buyer Date

Buyer Date Buyer Date

