

# Commercial Property For Sale

19 Sparks Avenue  
Brewer, Maine

**MAINE  
COMMERCIAL  
REALTY**  
207-945-4500



## 19 SPARKS AVENUE, BREWER, MAINE

We are proud to offer two well maintained, single story commercial buildings offering high visibility, easy access and plentiful on-site parking. Conveniently located between heavily traveled Wilson Street and Dirigo Drive, it provides excellent access to I-95 and I-395. This offering consists of a 5,000 sf industrial facility with (2) 10' O/H doors at grade level and an additional 1,500 sf garage/storage building. Structures are nicely sited on a 1.15 acre lot and is serviced by City water & sewer. Call for further details about this rare Brewer offering. Price: \$395,000.



Maine Commercial Realty  
209 State Street  
Bangor, ME 04401

*"Celebrating 40 years of quality service!"*



Broker: **John Bonadio**  
Office: **207-945-4500**  
Cell: **207-944-6786**

john@mainecommercial.com  
MaineCommercial.com





# Commercial Buildings For Sale

19 Sparks Avenue  
Brewer, Maine

**MAINE  
COMMERCIAL  
REALTY**  
207-945-4500



For further information or to schedule a showing, contact Maine Commercial Realty at 207-944-6786



# Commercial Buildings For Sale

19 Sparks Avenue  
Brewer, Maine

**MAINE  
COMMERCIAL  
REALTY**  
207-945-4500



For further information or to schedule a showing, contact Maine Commercial Realty at 207-944-6786

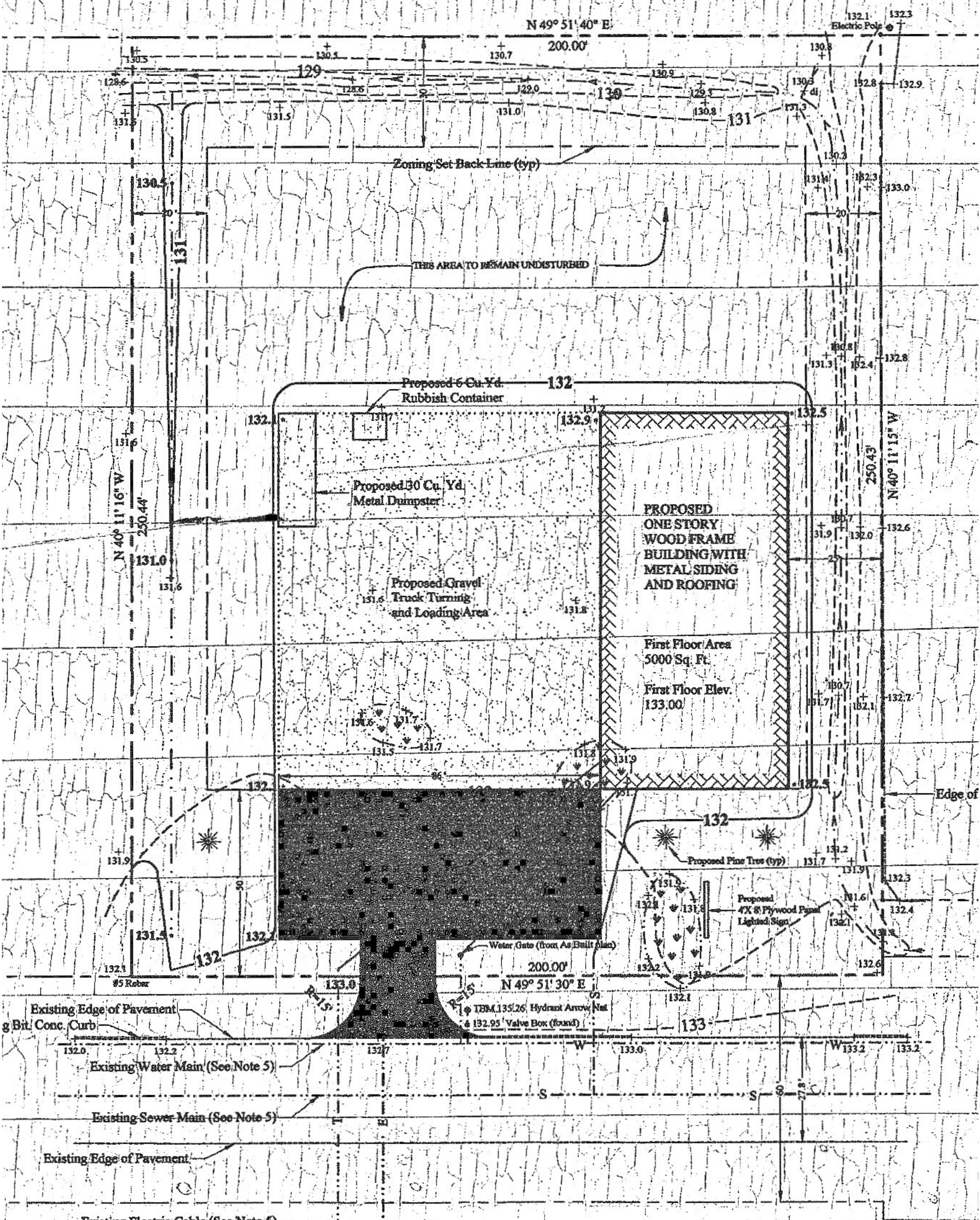
## 19 Sparks Avenue, Brewer, Maine

### General Property Information

<u>Owner of Record:</u>	Hillman Real Estate, LLC
<u>Location:</u>	19 Sparks Avenue, Brewer, Maine 04412
<u>Assessors Reference:</u>	Map 007, Lot 007-B
<u>Deed Reference:</u>	Penobscot County Registry – Book 10164, Page 06
<u>Lot Size:</u>	1.15 +/- Acres
<u>Zoning:</u>	GB – General Business District
<u>Access &amp; Egress:</u>	Excellent – Generous curb cut and plentiful parking
<u>Impervious Surface:</u>	Asphalt driveway and parking lot – approximately 11,402 sf
<u>Building Size:</u>	Building One: 5,000 square feet – (50' x 100') - Age: 2001 Building Two: 1,500 square feet – (30' x 50') - Age: 2010
<u>Ceiling Height:</u>	Shop: 12' - Offices: 8' suspended ceiling
<u>O/H Access:</u>	Building One: (2) 10' high x 12' wide O/H doors at grade level Building Two: (1) 10' high x 12' wide O/H door at grade level
<u>Construction:</u>	Wood Frame/Asphalt Roof/Vinyl Siding/ Drywall Interior walls/ 6" Monolithic reinforced concrete slab. Building is insulated with fiberglass batts with R-19 rated in walls and R-38 in the ceiling.
<u>Heat &amp; AC System:</u>	Shop: two Lennox, propane fired ceiling mounted heating units Offices: Lennox, self-condensing propane fired furnace with A/C coil
<u>Electrical Service:</u>	200 amp/3 phase power
<u>Utilities:</u>	Public Water & Sewer, Propane Fuel, Emera Electric
<u>Restrooms:</u>	(2) – one in the workshop and one in the office
<u>Special Features:</u>	Professionally installed security system comprised of 3 inside and 5 outdoor HD cameras connected to a video recording system with cell phone notification app.
<u>Neighborhood:</u>	The neighborhood is predominantly commercial and Industrial in nature with some office, retail and service businesses nearby.
<u>Description:</u>	Two well maintained, single story commercial buildings offering high visibility, easy access and plentiful on-site parking. Located between heavily traveled Wilson Street and Dirigo Drive with excellent access to I-95 and I-395.
<u>Real Estate Tax:</u>	City of Brewer 2019 - \$7,209.00
<u>Price:</u>	\$395,000.

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.







**PROPERTY DISCLOSURE**  
**(Non-Residential Properties)**

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

REAL ESTATE: 19 Sparks Avenue, Brewer, Maine

SELLER: Hillman Real Estate, 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 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)

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

Material defects pertaining to the physical condition of the property:

\_\_\_\_\_  
\_\_\_\_\_

(attach additional sheets as necessary)

The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date.

Date: 8/8/18

Seller: *Joanna Hill*  
**Hillman Real Estate, LLC**

Seller: \_\_\_\_\_

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

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Buyer: \_\_\_\_\_



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NOT  
A N QUITCLAIM DEED WITH COVENANT  
O F F I C I A L O F F I C I A L  
C O P Y C O P Y

**DANA C. MacEWEN**, of Bucksport, Hancock County, Maine, and **JAMES G. HILLMAN**,  
of Ellsworth, Hancock County, Maine, for consideration paid, grants to **HILLMAN MACEWEN**  
**REAL ESTATE, LLC**, a Maine limited liability company with a principal place of business at  
Brewer, Penobscot County, Maine, with Quitclaim Covenant, the land together with any  
buildings or improvements thereon in Brewer, Penobscot County, State of Maine, described as  
follows:

Lot No. 1 as shown on a plan called "Standard Boundary Survey for Robert D. Sparks and Linda D. Sparks, Sparks Avenue, Brewer, Maine" by Richard N. Perry, Jr., Land Surveyor, dated April 25, 1997, Job No. 402097-1.

Subject to the conditions in a contract between the City of Brewer and Robert D. Sparks, dated July 15, 1988, and recorded in the Penobscot County Registry of Deeds in Book 4269, Page 344. The Grantees, theirs and assigns, by accepting this deed, assumes all duties and obligations in said contract which relate to the property being conveyed by this deed.

Also subject to an easement from Robert D. Sparks to Bangor Hydro-Electric Company, dated September 27, 1988 and recorded in said Registry in Book 4318, Page 344.

This conveyance is further subject to those terms and conditions as set forth in the deed from KLC Properties, Inc. to Downeast Sheet Metal and Certified Welding by dated May 12, 2000, and recorded in Book 7354, Page 239 of the Penobscot County Registry of Deeds.

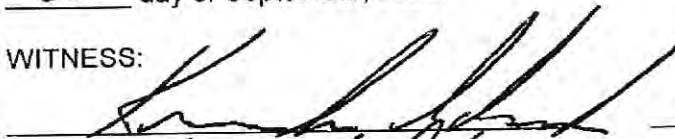

Being the same premises conveyed by Downeast Sheet Metal and Certified Welding to Dana C. MacEwen and James G. Hillman by deed dated July 19, 2001, and recorded in Book 7810, Page 266 of the Penobscot County Registry of Deeds.

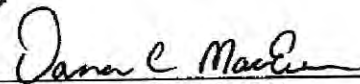
The Grantees' mailing addresses are RR 2, Box 736, Bucksport, Maine 04416;  
204 Branchview Drive, Ellsworth, Maine 04605.


IN WITNESS WHEREOF, Grantors have caused this instrument to be signed this

30<sup>TH</sup> day of September, 2005.

WITNESS:

  
DANA C. MACEWEN

  
JAMES G. HILLMAN

NOT  
AN  
STATE OF MAINE  
COUNTY OF PENOBSCOT  
OFFICIAL  
COPY

Then personally appeared the above-named Dana C. MacEwen and acknowledged the foregoing instrument to be his free act and deed.

Before me,  
AN  
OFFICIAL  
COPY

NOT  
AN  
OFFICIAL  
COPY  
September 30<sup>th</sup>, 2005

*Sharon A. Hillman-Waters*  
Name: Sharon A. Hillman-Waters  
Notary Public, Maine  
My Commission Expires August 3, 2007

STATE OF MAINE  
COUNTY OF PENOBSCOT

September 30<sup>th</sup>, 2005

Then personally appeared the above-named James G. Hillman and acknowledged the foregoing instrument to be his free act and deed.

Before me,

*Sharon A. Hillman-Waters*  
Name: Sharon A. Hillman-Waters  
Notary Public, Maine  
My Commission Expires August 3, 2007

47461/48878/56043

SEAL

SEAL

No Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

*Susan F. Bulley*  
Register of Deeds



NOT AN OFFICIAL COPY  
HILLMAN REAL ESTATE, LLC  
NOT AN OFFICIAL COPY  
Registered Agent's Certificate


I, ROBERT E. SUTCLIFFE, of Bangor, Penobscot County, Maine, certify as follows:

1. That I am the duly elected and qualified Registered Agent of HILLMAN REAL ESTATE, LLC, a Maine limited liability company with a principal place of business at Brewer, Penobscot County, Maine;

2. That, effective May 17, 2005, State of Maine Articles of Organization of Limited Liability Company were filed with the Maine Secretary of State's office on behalf of Hillman MacEwen Real Estate, LLC, a true and exact copy of which is attached to this Certificate as Exhibit A; and, further

3. That, effective November 9, 2009, State of Maine Articles of Amendment were filed with the Maine Secretary of State's office to record that the name of the limited liability company is changed to: Hillman Real Estate, LLC, a true and exact copy of which is attached to this Certificate as Exhibit B.

Dated: March 26, 2012

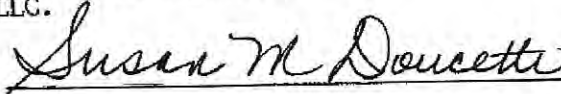
  
ROBERT E. SUTCLIFFE, REGISTERED AGENT

STATE OF MAINE  
PENOBSCOT, ss.

March 26, 2012

Personally appeared the above-named ROBERT E. SUTCLIFFE, Registered Agent of Hillman Real Estate, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Hillman Real Estate, LLC.

Before me,



SUSAN M. DOUCETTE  
Notary Public • State of Maine  
My Commission Expires October 6, 2014

SEAL



NOT  
A N  
O F F I C I A L  
C O P Y  
DOMESTIC  
LIMITED LIABILITY COMPANY  
NOT  
STATE OF MAINE  
ARTICLES OF ORGANIZATION OF  
LIMITED LIABILITY COMPANY

(Mark box only if applicable)

- ☐ This is a professional limited liability company\*\* formed pursuant to 13 MRSA Chapter 22-A to provide the following professional services

(type of professional services)

NOT  
A N  
O F F I C I A L  
C O P Y  
Filing Fee \$175.00  
File No. 20053455DC Pages 2  
Fee Paid \$ 175  
DCN 2051511700007 LTLC  
FILED  
05/17/2005  
O F F I C I A L  
C O P Y

EXHIBIT

A

*Julie L Flynn*  
Deputy Secretary of State

A True Copy When Attested By Signature

*Julie L Flynn*  
Deputy Secretary of State

Pursuant to 31 MRSA §622, the undersigned executes and delivers the following Articles of Organization of Limited Liability Company

**FIRST:**

The name of the limited liability company is

**HILLMAN MACWEN REAL ESTATE, LLC**

(The name must contain one of the following "Limited Liability Company", "L.L.C." or "LLC", 31 MRSA §603-A 1)

**SECOND:**

The name of its Registered Agent, an individual Maine resident or a corporation, foreign or domestic, authorized to do business or carry on activities in Maine, and the address of the registered office shall be

**ROBERT E. SUTCLIFFE**

(name)

**84 HARLOW STREET, BANGOR, ME 04401**

(physical location - street (not P.O. Box), city, state and zip code)

**84 HARLOW STREET, P.O. BOX 1401, BANGOR, ME 04402-1401**

(mailing address if different from above)

**THIRD:**

("X" one box only)



A. The management of the company is vested in a member or members.



B. 1. The management of the company is vested in a manager or managers. The minimum number shall be 1 managers and the maximum number shall be 3 managers.

2. If the initial managers have been selected, the name and business, residence or mailing address of each manager is:

Name

Address

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Names and addresses of additional managers are attached hereto as Exhibit \_\_\_\_, and made a part hereof

**FOURTH:**

Other provisions of these articles, if any, that the members determine to include are set forth in Exhibit \_\_\_\_ attached hereto and made a part hereof



Organizer(s)\*

DATED MAY 13, 2005

ROBERT E. SUTCLIFFE

NOT  
OFFICIAL  
COPYOFFICIAL (type or print name)  
COPY

(signature)

(type or print name)

NOT

NOT

(signature) A N

A N

OFFICIAL  
COPYOFFICIAL (type or print name)  
COPY

For Organizer(s) which are Entities

Name of Entity

By

(authorized signature)

(type or print name and capacity)

Name of Entity

By

(authorized signature)

(type or print name and capacity)

Name of Entity

By

(authorized signature)

(type or print name and capacity)

## Acceptance of Appointment of Registered Agent

The undersigned hereby accepts the appointment as registered agent for the above-named limited liability company

Registered Agent

DATED MAY 13, 2005

ROBERT E. SUTCLIFFE

(signature)

(type or print name)

For Registered Agent which is a Corporation

Name of Corporation

By

(authorized signature)

(type or print name and capacity)

Note: If the registered agent does not sign, Form MLLC-18 (31 MRSA §607 2) must accompany this document

**\*\*Examples** of professional service corporations are accountants, attorneys, chiropractors, dentists, registered nurses and veterinarians (This is not an inclusive list - see 13 MRSA §723 7)\*Articles **MUST** be signed by

- (1) all organizers **OR**
- (2) any duly authorized person

The execution of this certificate constitutes an oath or affirmation under the penalties of false swearing under 17-A MRSA §453

Please remit your payment made payable to the Maine Secretary of State

**SUBMIT COMPLETED FORMS TO: CORPORATE EXAMINING SECTION, SECRETARY OF STATE,  
101 STATE HOUSE STATION, AUGUSTA, ME 04333-0101**



NOT  
AN  
OFFICIAL  
COPY

DOMESTIC  
LIMITED LIABILITY COMPANY  
NOT  
AN  
OFFICIAL  
COPY

STATE OF MAINE

ARTICLES OF AMENDMENT

HILLMAN MACEWEN REAL ESTATE, LLC  
(Name of Limited Liability Company)

NOT  
AN  
OFFICIAL  
COPY

File No 20053455DC Pages 2  
Fee Paid \$ 50 T  
DCN 2093221500005 LNME  
FILED  
11/09/2009  
OFFICIAL  
COPY

EXHIBIT

B

*Julie L. Flynn*  
Deputy Secretary of State

A True Copy When Attested By Signature

*Julie L. Flynn*  
Deputy Secretary of State

Pursuant to 31 MRSA §623, the undersigned limited liability company executes and delivers for filing these articles of amendment:

FIRST: The name of the limited liability company has been changed to (if no change, so indicate)

HILLMAN REAL ESTATE, LLC

(The name must contain one of the following "Limited Liability Company", "L.L.C." or "LLC", §§13-A 1)

SECOND: The management of the limited liability company has been changed (if no change, so indicate no change) If changed, "X" one box only

☐

A. The management of the company is vested in a member or members

☐

B. The management of the company is vested in a manager or managers. The minimum number shall be \_\_\_\_\_ managers and the maximum number shall be \_\_\_\_\_ managers.

THIRD: Other amendments to the articles, if any, that the members determine to adopt are set forth in Exhibit \_\_\_\_\_ attached hereto and made a part hereof.



NOT  
AN  
DATED OCTOBER 29, 2009  
OFFICIAL  
COPY

Manager(s)/Member(s)\*

NOT  
AN  
James G. Hillman  
(signature)  
OFFICIAL  
COPY

(signature)

(signature)

NOT  
AN  
OFFICIAL  
COPY

NOT  
AN  
JAMES G. HILLMAN, MANAGER  
(type or print name and capacity)  
OFFICIAL  
COPY

(type or print name and capacity)

(type or print name and capacity)

For Manager(s)/Member(s) which are Entities

Name of Entity \_\_\_\_\_

By \_\_\_\_\_  
(authorized signature) (type or print name and capacity)

Name of Entity \_\_\_\_\_

By \_\_\_\_\_  
(authorized signature) (type or print name and capacity)

Name of Entity \_\_\_\_\_

By \_\_\_\_\_  
(authorized signature) (type or print name and capacity)

PENOBSCOT COUNTY, MAINE

Susan F. Bulley  
Register of Deeds

\*Articles MUST be signed by:

- (1) at least one manager OR
- (2) at least one member if the limited liability company is managed by the members OR
- (3) any duly authorized person.

The execution of this certificate constitutes an oath or affirmation under the penalties of false swearing under 17 A MRSA §453

Please remit your payment made payable to the Maine Secretary of State

SUBMIT COMPLETED FORMS TO: CORPORATE EXAMINING SECTION, SECRETARY OF STATE,  
101 STATE HOUSE STATION, AUGUSTA, ME 04333-0101

FORM NO MLLC-9 (2 of 2) Rev 8/1/2004

TEL. (207) 624-7752