

470 EVERGREEN WOODS

Bangor, Maine

Visit us on the web at
MaineCommercial.com

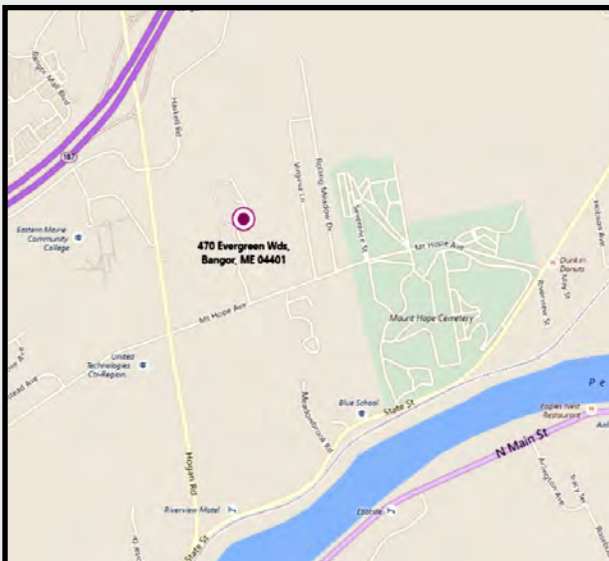


FOR SALE OR LEASE PROFESSIONAL OFFICE CONDO

5,040 sf with on-site parking

This well maintained office condominium is located in Bangor's premiere office park. Originally occupied by a growing law firm, the facility has most recently been utilized by a medical practice. There is a spacious reception area, file room, 11 private offices, several conference rooms an open work area with built-in work stations, ADA restroom, kitchen and break room. The property is in pristine condition and is ready for immediate occupancy. Evergreen Woods office park offers inviting landscaping, quiet, natural surroundings and plentiful on-site parking. It is minutes from Interstate 95, hospitals and Bangor Mall. Association fees cover all outside maintenance, including roofing, siding, snow removal, ground maintenance, parking areas and access roads. Ideal location for either a professional or medical office.

Sale Price: \$350,000.



**MAINE
COMMERCIAL
REALTY**

209 State Street
Bangor, ME 04401



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



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ADDRESS:	470 Evergreen Woods	ELECTRIC:	Circuit Breakers
UNIT NUMBERS:	12 & 15	HVAC:	Electric Heat Pump
ZONE:	S&PS	UTILITIES:	City Water & Sewer
BUILDING SIZE:	5,040 sf +/-	SPRINKLER:	No
BUILDING AGE:	Circa 1988	SECURITY SYSTEM:	Yes (NorthStar)
STORIES:	Single Story	SIGNAGE:	2 Directory Boards
CONSTRUCTION:	Wood frame	PARKING:	Ample Paved Parking
FOUNDATION:	Poured Concrete	CITY MAP & FILE:	R70-15
EXTERIOR:	Clapboard Siding	ASSESSED VALUE:	(2019)
ROOF:	Asphalt Shingles	BUILDING:	\$455,000.
CEILINGS:	8' Suspended Ceiling	LAND:	\$150,800.
RESTROOMS:	Two (1 ADA)	TOTAL ASSESSMENT:	\$605,800. (2019)
FLOORINGS:	Carpet and vinyl Flooring	REAL ESTATE TAX:	\$14,247.37 (2019)
FINISH:	Painted Sheetrock Walls	ASSOCIATION FEE:	\$3.59/sf
AVAILABLE:	Declaration & By-Laws	SALE PRICE:	\$350,000.



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Maine Commercial Realty • 209 State Street • Bangor, Maine 04401

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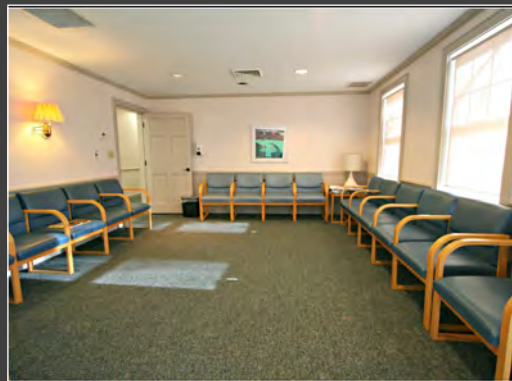
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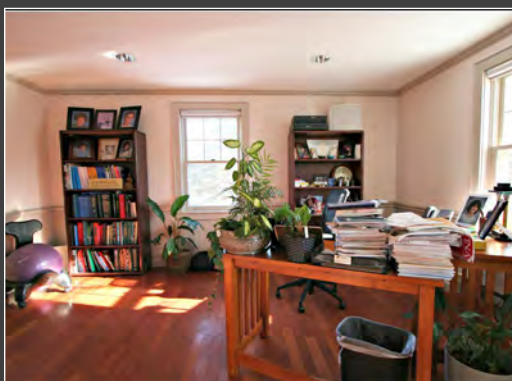
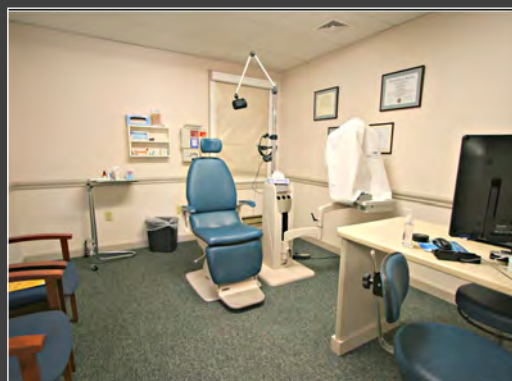
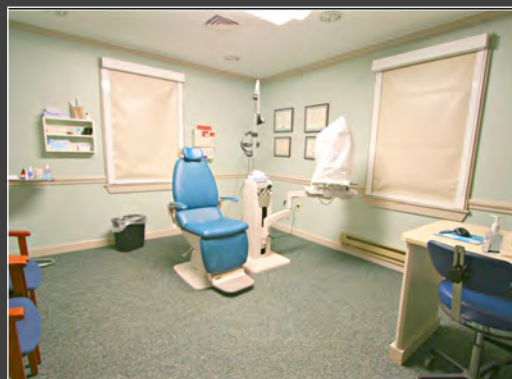
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UNIT 15 - Maine Vitreoretinal Consultants, LLC.

Square Feet = 719

Common Liability = 1.04%

Limited Liability = 3.03%

Note: Common Liability is based on total square feet of all buildings in relation to your unit's square feet and is used for assessment of fees and insurance.

Note: Limited Liability is based on only your own building's square feet in relation to your unit's square feet and is used for assessment of outside electric expenses, backflow tests, and misc. expenses of your building.

Note: When you check the figures, they may not be exact since the spreadsheet created for calculating the fees is an excel program which multiplies percentages using more decimal places than the two shown.

TOTAL BUDGET AMOUNT = \$209808.00

Insurance Premium (bldg 4) = \$3345.00

Electric Expense (estimated for bldg 4) = \$2730.00

Misc. Limited Common Expenses (bldg 4) = \$1448.00

Condo Fees (1.04% x \$186036.00)**1,937.79**

Share of Insurance Expense (3.03% x \$3345.00)

101.21

Share of Electric Expense (3.03% x \$2730.00)

82.60

Share of Misc. Limited Common Expense (3.03% x \$1448.00)

43.81

Total Expenses**227.62****CONDO FEES plus EXPENSES****2,165.41****Amount PD 1st half Fiscal Year 2018/2019-1/2 Condo Fees & Expenses****2,371.26****1/2 Condo Fees**

968.90

Expenses

0.00

TOTAL AMOUNT DUE:**968.90***Please make checks payable to***"E W C A"***and return to:***Sara Fish****PO Box 102**

12-1-2018

UNIT 12 - Maine Vitreoretinal Consultants, LLC.

Square Feet = 4,321

Common Liability = 6.26%

Limited Liability = 18.18%

Note: Common Liability is based on total square feet of all buildings in relation to your unit's square feet and is used for assessment of fees and insurance.

Note: Limited Liability is based on only your own building's square feet in relation to your unit's square feet and is used for assessment of outside electric expenses, backflow tests, and misc. expenses of your building.

Note: When you check the figures, they may not be exact since the spreadsheet created for calculating the fees is an excel program which multiplies percentages using more decimal places than the two shown.

TOTAL BUDGET AMOUNT = \$209808.00

Insurance Premium (bldg 4) = \$3343.00

Electric Expense (estimated for bldg 4) = \$2730.00

Misc. Limited Common Expenses (bldg 4) = \$1448.00

Condo Fees (6.26% x \$186036.00)**11,645.61**

Share of Insurance Expense (18.18% x \$3345.00)

608.22

Share of Electric Expense (18.18% x \$2730.00)

496.39

Share of Misc. Limited Common Expense (18.18% x \$1448.00)

263.29

Total Expenses**1,367.90****CONDO FEES plus EXPENSES****13,013.51****Amount PD 1st half Fiscal Year 2018/2019-1/2 Condo Fees & Expenses & 2nd half Condo Fees**

from Fiscal Year 2017/2018 in the amount of \$7059.88

14,250.59

1/2 Condo Fees

5,822.81

Expenses

0.00

TOTAL AMOUNT DUE UPON RECEIPT**5,822.81*****Please make checks payable to******"E W C A"******and return to:******Sara Fish******PO Box 102******Brewer, ME 04412***

12/1/2018

UNIT 15 - Maine Vitreoretinal Consultants, LLC.

Square Feet = 719

Common Liability = 1.04%

Limited Liability = 3.03%

Note: Common Liability is based on total square feet of all buildings in relation to your unit's square feet and is used for assessment of fees and insurance.

Note: Limited Liability is based on only your own building's square feet in relation to your unit's square feet and is used for assessment of outside electric expenses, backflow tests, and misc. expenses of your building.

Note: When you check the figures, they may not be exact since the spreadsheet created for calculating the fees is an excel program which multiplies percentages using more decimal places than the two shown.

TOTAL BUDGET AMOUNT = \$209808.00

Insurance Premium (bldg 4) = \$3345.00

Electric Expense (estimated for bldg 4) = \$2730.00

Misc. Limited Common Expenses (bldg 4) = \$1448.00

Condo Fees (1.04% x \$186036.00)**1,937.79**

Share of Insurance Expense (3.03% x \$3345.00)

101.21

Share of Electric Expense (3.03% x \$2730.00)

82.60

Share of Misc. Limited Common Expense (3.03% x \$1448.00)

43.81

Total Expenses**227.62****CONDO FEES plus EXPENSES****2,165.41****Amount PD 1st half Fiscal Year 2018/2019-1/2 Condo Fees & Expenses****2,371.26****1/2 Condo Fees**

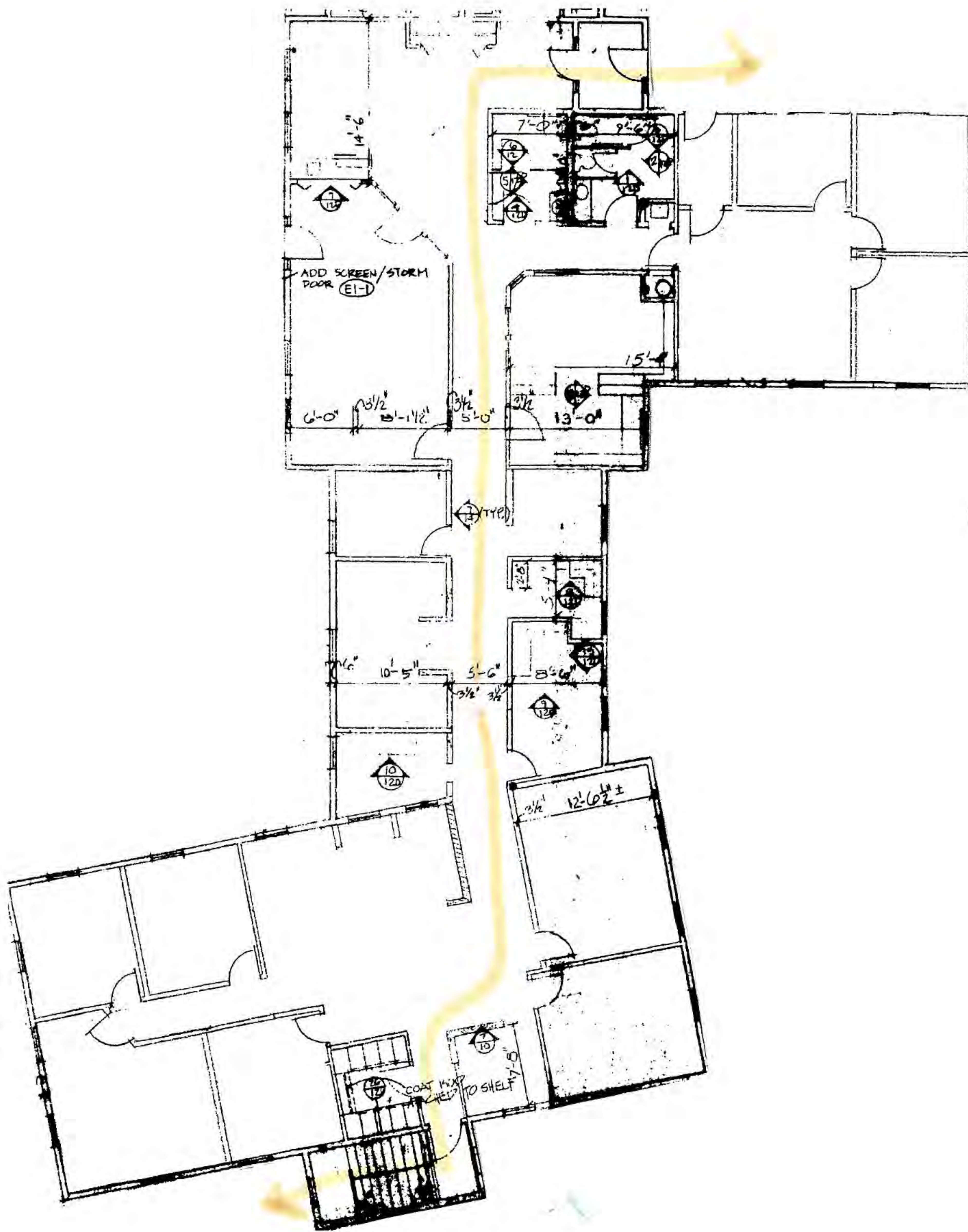
968.90

Expenses

0.00

TOTAL AMOUNT DUE:**968.90***Please make checks payable to***"E W C A"***and return to:***Sara Fish****PO Box 102**

12-1-2018



18-5-57