

Professional office Building For Sale

Bangor, Maine



207-209 State Street-Bangor, Maine

Rare investment opportunity consisting of a well maintained professional office building located on a corner lot along heavily traveled State Street in Bangor, Maine. Features include 5 office suites with high visibility and convenient on-site parking.

The building contains a reported total GBA of 6,053+/- sf with 3,116 +/- sf on the first level and 2,637+/- sf on the second. The arrangement of multiple entrances and exits, comfortably accommodate the tenant mix of five separate rental units.

There have been many significant building improvements over the years and the property has historically enjoyed an excellent rental history. It is an ideal acquisition by either a discerning real estate investor or astute business owner who would occupy part of the building and collect rental income from the remainder. We are pleased to present this new offering at \$550,000.

**MAINE
COMMERCIAL
REALTY**
209 State Street
Bangor, Maine 04401



Broker: **John Bonadio**
Office: **207-945-4500**
Direct Line: **207-944-6786**
John@mainecommercial.com



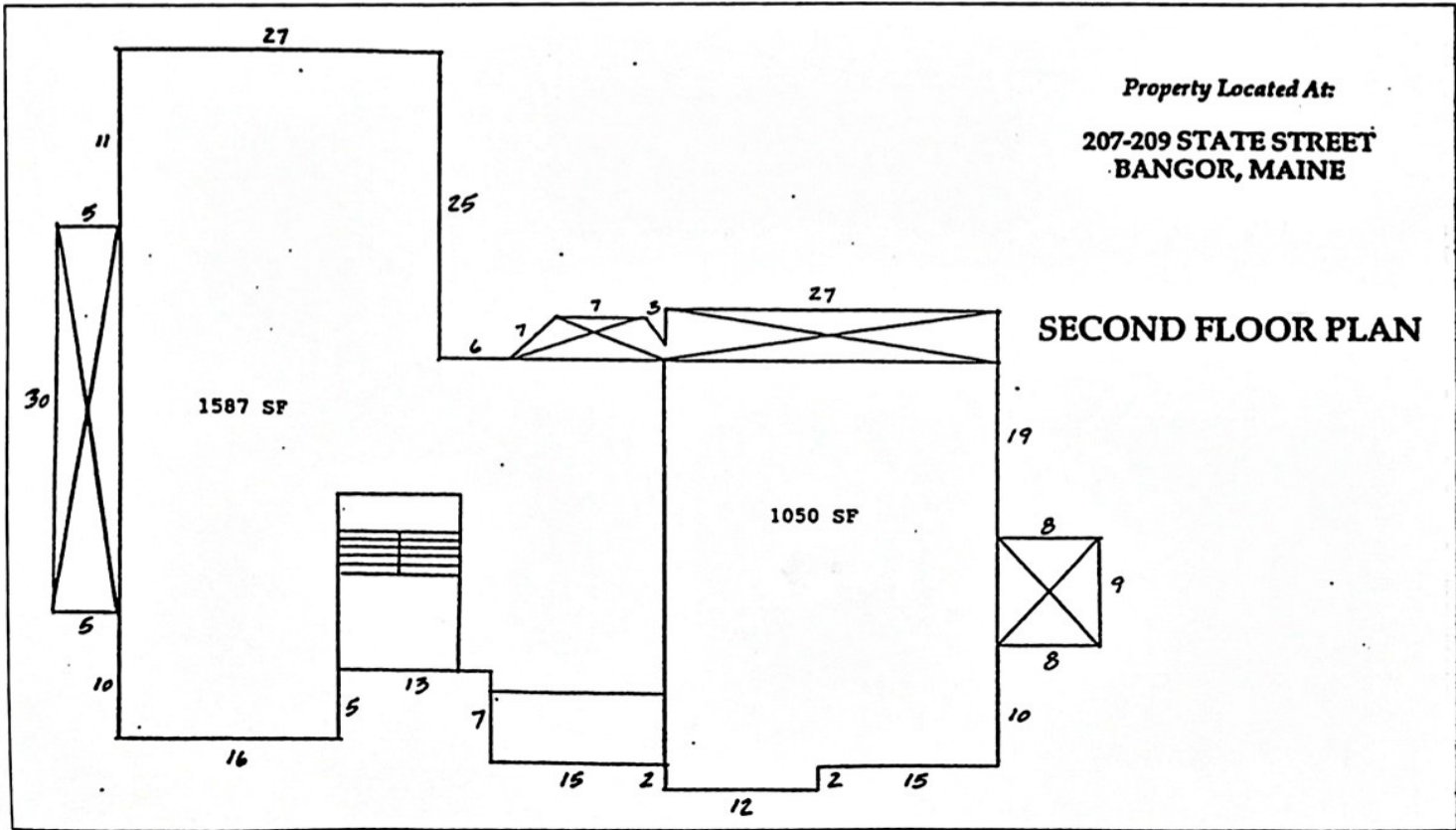
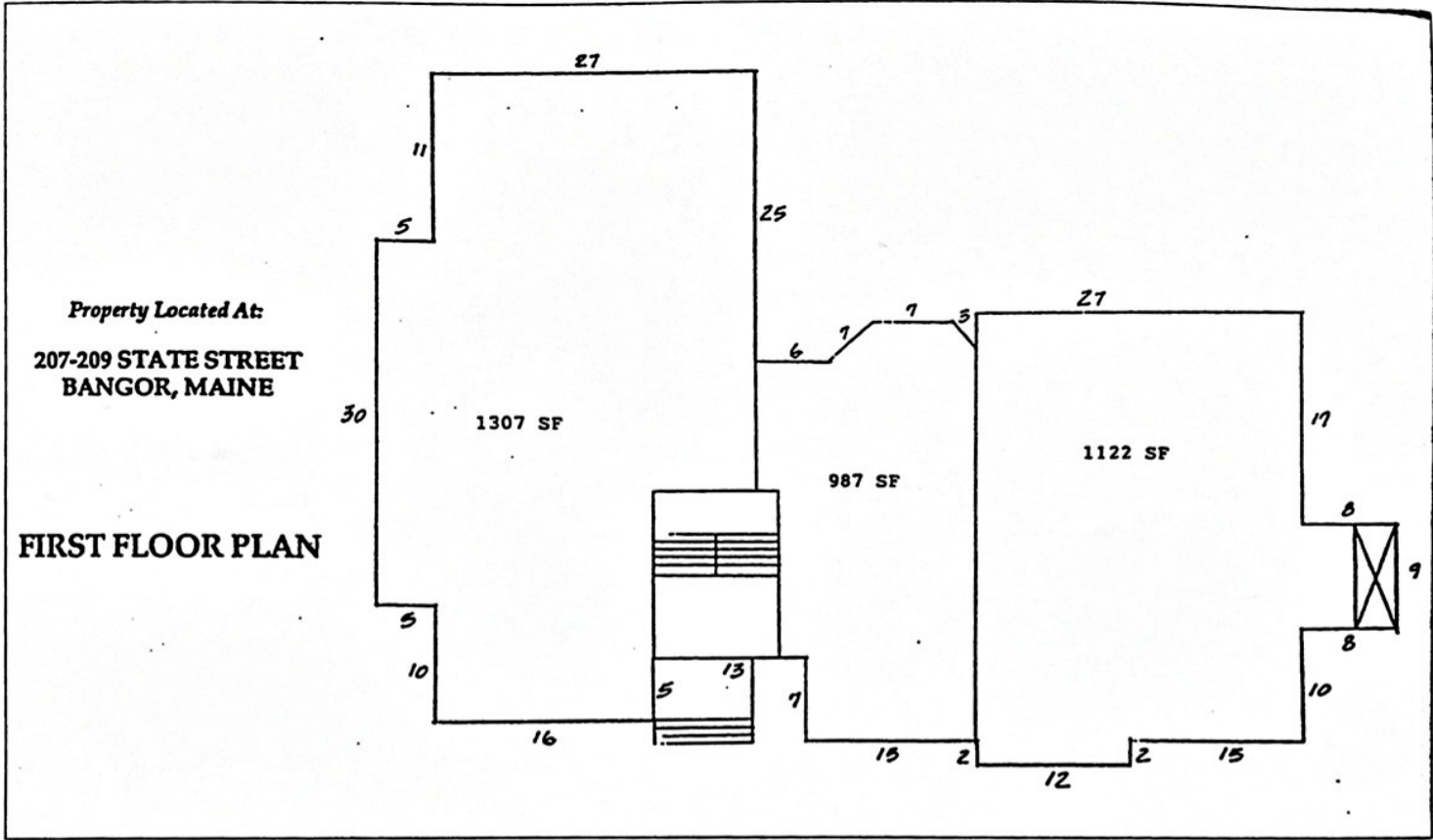
207-209 State Street, Bangor, Maine

General Property Information

<u>Description:</u>	Well maintained, two story, professional office building offering excellent visibility and convenient on-site parking. It is prominently located on an attractively landscaped .26 acre corner lot fronting heavily traveled State Street.
<u>Owner of Record:</u>	Sonnis Realty, LLC
<u>Assessors Reference:</u>	City of Bangor Tax Map 048, Lot 270
<u>Legal Description:</u>	Penobscot County Registry of Deeds, Book 7222, Page 8
<u>Site Area:</u>	The lot contains 0.26 acres, based on City Assessor Record, with 93' frontage along State Street and 122' along Brown Street. The private parking lot is accessed off Brown Street. All public utilities are available.
<u>Access & Egress:</u>	A curb cut to parking lot on Brown Street and on-Street parking along State St.
<u>Exterior Features:</u>	Well landscaped lot and multiple business signage along front of the building.
<u>Parking:</u>	Paved on-site parking lot accommodating approximately 12+/- vehicles
<u>Building Size:</u>	6,053 GBA - (3,416+/- sf first floor) (2,637+/- sf second floor) There is also a full basement housing a mechanical room and storage area.
<u>Insulation:</u>	Blown in fiberglass insulation, full attic.
<u>Heat & AC System:</u>	Weil-McLain natural gas boiler with h/w radiator distribution. 18K BTU, 2 head heat pump and 24K BTU, 3 head Heat Pump serving the second floor office suites.
<u>Electrical Service:</u>	200 amp service with five braker panels and Romax wiring.
<u>Utilities:</u>	Public water & sewer, natural gas furnace, Versant electric service, HS Internet.
<u>Neighborhood:</u>	The State Street neighborhood is predominantly commercial in nature with professional offices, retail, service businesses and a hospital and school nearby.
<u>Real Estate Tax:</u>	City of Bangor - \$7,852.44
<u>Assessed Value:</u>	\$383,600. (2022)
<u>Presented at:</u>	\$550,000.

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.

Maine Commercial Realty is an 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 or property condition. Prospective buyers are encouraged to conduct their own investigation and due diligence prior to purchase of any property they consider purchasing.



SONNIS REALTY, LLC - IMPROVEMENTS

<u>Date</u>	<u>Description</u>	<u>Cost</u>	
8/28/2000	New Concrete Steps - 209	\$ 880.00	NON ROUTINE MAINT
11/18/2003	Replacement Windows - 2nd Floor	8,078.00	CAP
11/5/2004	New Front Entrance - 209	1,350.00	NON ROUTINE MAINT
9/12/2006	Replacement Windows - 2nd Floor	6,692.00	CAP
6/21/2007	New Concrete Steps - 207	738.00	NON ROUTINE MAINT
7/12/2010	Paver Walkways - 207 & 209	5,233.00	EXP - MOW & LANDSCAP
12/9/2010	New Office, lunch room, Kitchen 2nd floor	5,503.00	NON ROUTINE MAINT
8/5/2011	Convert from #2 Oil to Natural Gas	6,050.00	NON ROUTINE MAINT
5/13/2011	Parking Lot	8,907.00	CAP
8/5/2011	Weil-McLain Gas Boiler	13,000.00	CAP
	New 200 Amp service, 5 new breaker pannels and		
10/2/2012	new romax wiring	10,876.00	NON ROUTINE MAINT
12/4/2014	Blown Fiberglass insulation - entire attic	4,765.00	NON ROUTINE MAINT
3/2/2015	Oil Fired Hot Water Heater	2,000.00	CAP
10/1/2019	Paint all wood, repair soffets and repoint brick	16,550.00	NON ROUTINE MAINT
12/31/2019	18K BTU 2 Head Heat Pump - 2nd Floor	5,001.00	CAP
12/31/2019	24K BTU 3 Head Heat Pump - 2nd Floor	6,450.00	CAP
	Remove Old shrubs and plants and replace with		
12/1/2020	entire new design	10,746.00	NON ROUTINE MAINT
11/2/2021	Balance of Landscape Project started in 2020	12,211.00	NON ROUTINE MAINT
		<hr/>	
		\$ 125,030.00	

PROPERTY DISCLOSURE
(Non-Residential Properties)

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

PROPERTY LOCATED AT: 207-209 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:

Steam Heat Pipes are wrapped with Asbestos

(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 Known

(attach additional sheets as necessary)

Page 1 of 2 Buyer Initials _____

Seller Initials *OR*

MAINE COMMERCIAL REALTY, 209 STATE STREET BANGOR, ME 04401

Phone: (207) 945-4500

Fax: _____

207-209 State

John Bonadio

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

www.lwolf.com

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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.

Sonnix Realty LLC 8/30/2022
Seller by Adrian Roy, Member 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 _____



NOT
A N WARRANTY DEED A N
NOT

JULIA COMEAU, of Bangor, Penobscot County, State of Maine, for consideration paid,

grants to SONNIS REALTY, LLC, having a place of business in Orrington, Penobscot County,

State of Maine, with Warranty Covenants, the land in Bangor, County of Penobscot and State of

Maine described as follows:

A certain lot or lots of land with the buildings thereon, situate on the Southerly side of State Street and Easterly side of Brown Street, in said Bangor, bounded and described as follows, viz: Beginning at an iron spike driven into the ground at the intersection of the Southerly line of State Street with the Easterly line of Brown Street; thence Southerly on and by the Easterly line of Brown Street one hundred and twenty-two (122) feet to a stake driven in to the ground at the Northwesterly corner of a lot of land conveyed by Sarah A. Dyer et als. to Adolphus Beaupre by deed dated June 5, 1911 recorded in Penobscot Registry of Deeds, Vol. 814, Page 309; thence Easterly on and by the Northerly line of said Beaupre land ninety-two (92) feet and eight (8) inches to a stake in the Westerly line of land now or formerly owned or occupied by Leonard H. Ford; thence Northerly on and by said line of said Ford land one hundred twenty-two (122) feet to an iron spike driven into the ground in the Southerly line of State Street; thence Westerly on and by said line of State Street ninety-two (92) feet and eight (8) inches to the point of beginning. Being a portion of Lot No. 11 according to Plan of Gardner Place by J. Herrick dated May 20, 1933, recorded in said Registry Plan Book 1, Page 30 and all of Lot No. 10 according to said Plan, except so much of Lot No. 10 as was taken in the widening of State Street.

Being the same premises described in a Warranty Deed from Madeline R. Schroder to Julia A. Comeau dated May 1, 1996, recorded in Penobscot County Registry of Deeds in Book 6109, Page 207.

The Grantee's mailing address is 55 Arctic Station Road, Orrington, Maine, 04474.

WITNESS my hand and seal this 5 day of November, 1999.

WITNESS:




JULIA COMEAU

STATE OF MAINE N O T
PENOBSCOT, ss. A N
 O F F I C I A L

 N O T
 A N 11/5, 1999
 O F F I C I A L

Then personally appeared the above-named Julia Comeau and acknowledged the foregoing instrument to be her free act and deed.

Before me, N O T
 A N
 O F F I C I A L
 C O P Y

 N O T
 A N
 O F F I C I A L
Name: Lorena Rush
 Notary Public
 Attorney-at-Law

"Maine Real Estate
Transfer Tax Paid"

PENOBSCOT COUNTY, MAINE
Susan F. Bulay
Register of Deeds