

Commercial Building For Sale

26 Acme Road
Brewer, Maine

(Possible Lease Opportunity)

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



- BUILDING SIZE: 8,716 SF (4,716 SF 1ST FL & 4,000 SF 2ND FL)
- LOT SIZE: 2.22+/- ACRES (LIMITED CONVENIENCE BUSINESS ZONE)
- ROAD FRONTAGE: 420' ALONG ACME ROAD WITH CURB CUT ENTRY

FORMER STILLWATER ACADEMY

THIS NEW OFFERING CONSISTS OF A TWO-STORY, 50'X 80' CEMENT BLOCK BUILDING, PLUS ATTACHED ENTRYWAY AND GREENHOUSE. CONSTRUCTED IN 1965+/-, THE FIRST FLOOR CONTAINS 4,716 SF AND THE LAYOUT INCLUDES MULTIPLE CLASSROOMS, TWO KITCHEN AREAS, TWO RESTROOMS AND STORAGE AREAS. TWO STAIRWAYS, ONE EXTERIOR AND ONE INTERIOR ACCESS THE SECOND FLOOR. THE SECOND LEVEL CONTAINS 2,350 SF OF OFFICE SPACE, INCLUDING RESTROOM AND 1,650 SF OF UNFINISHED STORAGE SPACE.

THE SITE CONSISTS OF A 2.22+/- ACRE LOT WITH 420' FRONTAGE ALONG ACME ROAD. THERE IS SUFFICIENT ON-SITE PARKING AND ABUNDANT GREEN SPACE FOR A VARIETY OF OUT-DOOR ACTIVITIES.

THE AREA NEIGHBORHOOD IS ZONED GENERAL BUSINESS. ON SEPTEMBER 12, 1995, A CONTRACT ZONE CHANGE WAS GRANTED FOR THE SUBJECT PROPERTY THAT ALLOWS FOR SPECIAL NEEDS EDUCATION PROGRAMS. IT IS CURRENTLY ZONED FOR LIMITED CONVENIENCE BUSINESS.

PRESENTED AT : \$499,000.



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



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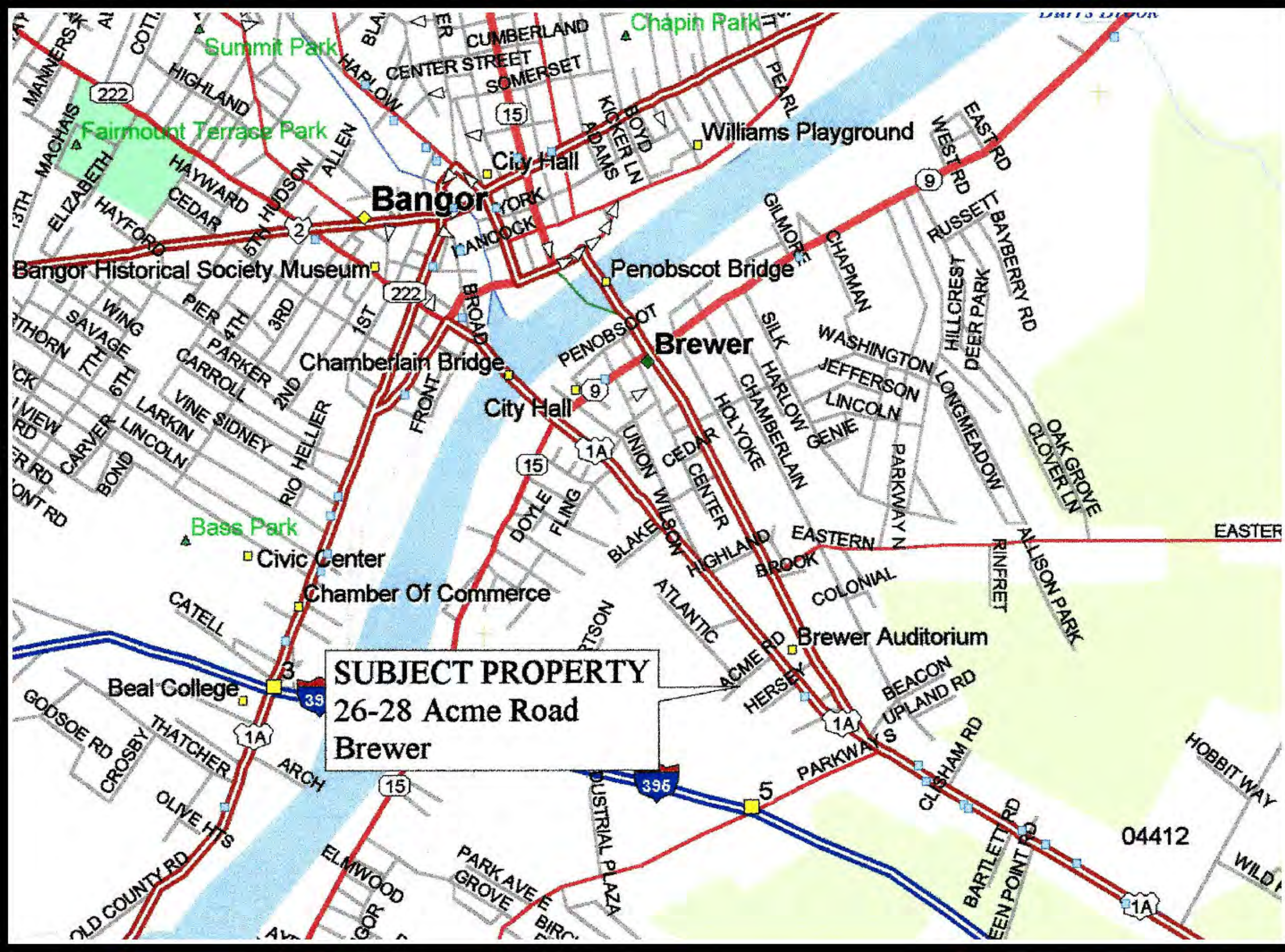
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26 Acme Road, Brewer, Maine

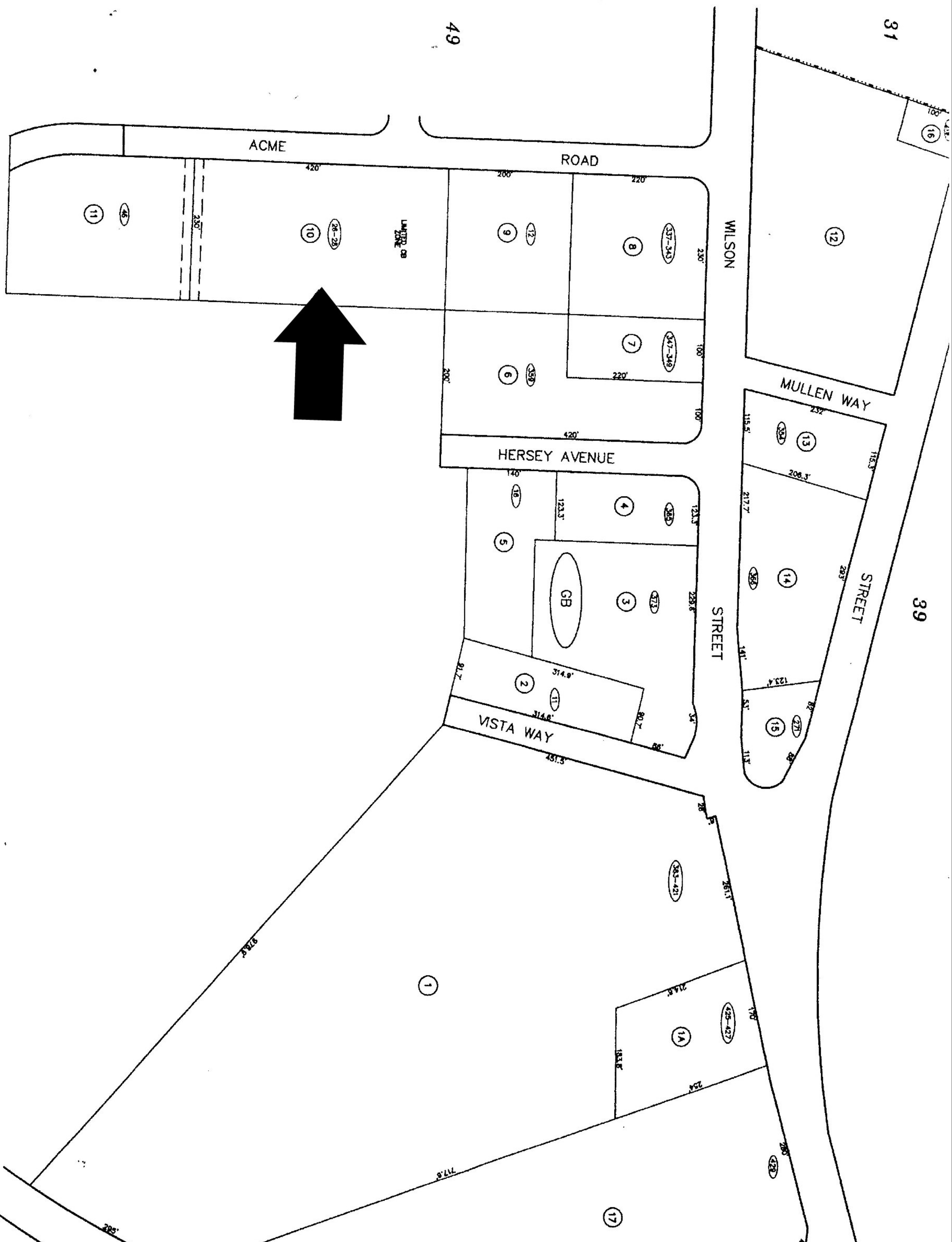
General Property Information

<u>Property Address:</u>	26 Acme Road, Brewer, Maine 04412
<u>Assessors Reference:</u>	Map 50, Lot 10
<u>Deed Reference:</u>	Penobscot County Registry – Book 9116, Page 176
<u>Property Description</u>	Commercial building consisting of a two story, 50' x 80' cement block structure with addition plus attached entryway and greenhouse. Constructed in 1965+/-, the first floor layout includes several classrooms, two kitchen areas, two restrooms and storage areas. Two stairways, one exterior hallway and one interior stairway access the second floor. The second level is 2,350+/- sf of office space including a restroom and 1,650 sf+/- of unfinished storage area.
<u>Lot Size:</u>	2.22 +/- Acres (96,600 sf)
<u>Lot Description:</u>	Located approximately 420' westerly from the intersection of Wilson Street and Acme Road in Brewer, the site is rectangular in shape with 420' along Acme Road with an average depth of 230'. The topography of the lot is level for the first 150' of depth and then rises sharply to the rear. There is an easement of 30' wide on either side of the site deeded to the City of Brewer for the purpose of sewer & drainage.
<u>Zoning:</u>	Limited Convenience Business – (CB) Zone The subject neighborhood is zones General Business. On September 12, 1995 a contract zone change took effect for the subject property that allows for special needs education programs. The subject is zoned Limited Convenience Business.
<u>Access & Egress:</u>	Curb cut and on-site parking
<u>Impervious Surface:</u>	Asphalt driveway and parking lot – approximately 4,000 sf
<u>Building Size:</u>	Gross Building Area: 8,716 +/- square feet - Age: circa 1965 Living Area: 7,316 +/- sf (1st: 4,716 sf – 2nd: 2,600 Finished/ 1,400 Storage)
<u>Construction:</u>	50' x 80'+/- building originally constructed of concrete block and later covered with a texture 111 composition siding. The concrete block walls are painted on the interior, except where new walls were constructed of wood frame and drywall panel. The roof is a corrugated metal cover with tar and gravel and does have a slight pitch to take care of rain water drainage. The roof structure itself is supported by steel trusses and the floor is concrete slab. Office ceilings are T-Bar suspended style and flooring is a combination of carpet and vinyl.
<u>Mechanical Systems:</u>	The 1 st floor has all electric baseboard heat. The 2 nd floor is served by a single zone propane fired, rooftop HVAC package. There is a 40 gallon electric hot water heater located on the 1 st floor.
<u>Electrical Service:</u>	Single phase, 400 amp electrical service.
<u>Utilities:</u>	Public Water & Sewer
<u>Real Estate Tax:</u>	City of Brewer 2019 - \$17,017.20 (Assessed Value: \$740,200.00)
<u>Price:</u>	Presented For Sale at \$499,000. – Also available for Lease

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.



SUBJECT PROPERTY
26-28 Acme Road
Brewer



Well from back swale

GRAVEL
PARKING

GRASSSED AREA WITH EXPOSED
LEDGE

GREENHOUSE

EXISTING
BUILDING

Pruned apple trees

CB

WATER

SEWER

ACME ROAD

28 X 66 OR 68
MODULAR

BRIDGE

CULVERT

Trim

REROUTE
DRY
DITCH

GRASSSED

28 X 48
MODULAR

LEDGE, BRUSH AND
WETLANDS

SWALE AREA

PLAYING
FIELD

FENCE

STILLWATER ACADEMY
SITE WITH POSSIBILITY 2

SCHIAVI LEASING
CORPORATION
PRIORITY INFORMATION
NOT FOR REDISTRIBUTION

ORTH
083 MAG. 1956

OFFICE BUILDING

"EAGLES CLUB"
PARKING LOT

ATLANTIC AVENUE

"W. S. EMERSON CO."
BUILDING

ACME

ROAD

3RD HARVEY
BUILDING

1.08 Ac.

MAIL SECURITY
BUILDING
PARKING AREA
OVER-FLOW
PARKING AREA

1.13 Ac.

OFFICE BUILDING

ARTHUR D. & HARRIETTE G.
TILLEY
VOL. 2903, PG. 120

HARVEY ASSOCIATES
VOL. 2711, PG. 137

30' EASEMENT
VOL. 2083, PG. 102
3RD PARCEL
N 22°24'45" W
229.43'

204.25' N 67°34'25" E 419.25'

30' EASEMENT
VOL. 2083, PG. 102
2ND PARCEL
N 22°24'45" W
229.60'

LEGEND:

- 3/4" REBAR SET, 1995
- 3/4" REBAR SET, 1990
- ⊙ 1" IRON ROD FOUND
- ⊗ CATCH BASIN
- ⊗ SEWER MANHOLE
- ⊙ HYDRAUNT
- ▨ BUILDINGS
- ▨ PAVEMENT
- ▨ GRAVEL
- ▨ PAVED WALKWAY
- ▨ UTILITY POLE
- ▨ GUY POLE WITH ANCHOR
- ▨ OVERHEAD UTILITY WIRES
- ▨ SIGN WITH LIGHTS

NOTES:

- 1 ONLY THOSE UTILITIES ON THE SURFACE OF THE GROUND AND ABOVE THE GROUND WERE LOCATED AND SHOWN HEREON.
- 2 THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS FOR CATEGORY 1, CONDITION III SURVEYS. EXCEPTIONS: NO WRITTEN REPORT; DEED DESCRIPTION NOT REVISED.
- 3 SUBJECT DEED, DEPOSITORS TRUST COMPANY OF EASTERN MAINE TO W. LAWRENCE HALL DATED AUGUST 31, 1963 AND RECORDED IN VOL. 3440, PG. 264.
- 4 PLAN REFERENCE: 1 - SUB-DIVISION PLAN FOR THOMAS HERBERT, DATED 4/11/74, RECORDED IN MAP FILE NO. 296; 2 - PLAN OF LAND OF ACME DEVELOPERS, DATED 2/5/52 AND RECORDED IN PLAN BOOK 21, PAGE 22.

BREWER HIGH SCHOOL
VOL. 2072, PG. 281

PLAN OF
BOUNDARY SURVEY

PREPARED FOR
W. Lawrence Hall

MAINE
LAND
SERVICES
P.O. BOX 334
BREWSTER ME
JULY 28, 1995
FILE NO. 817

CITY:	BREWER				
COUNTY:	PENOBSCOT				
DATE:	JULY 28, 1995				
	STATE:	MAINE			
	SCALE:	1" = 40'			
40	20	0	40	100	200
FEET					

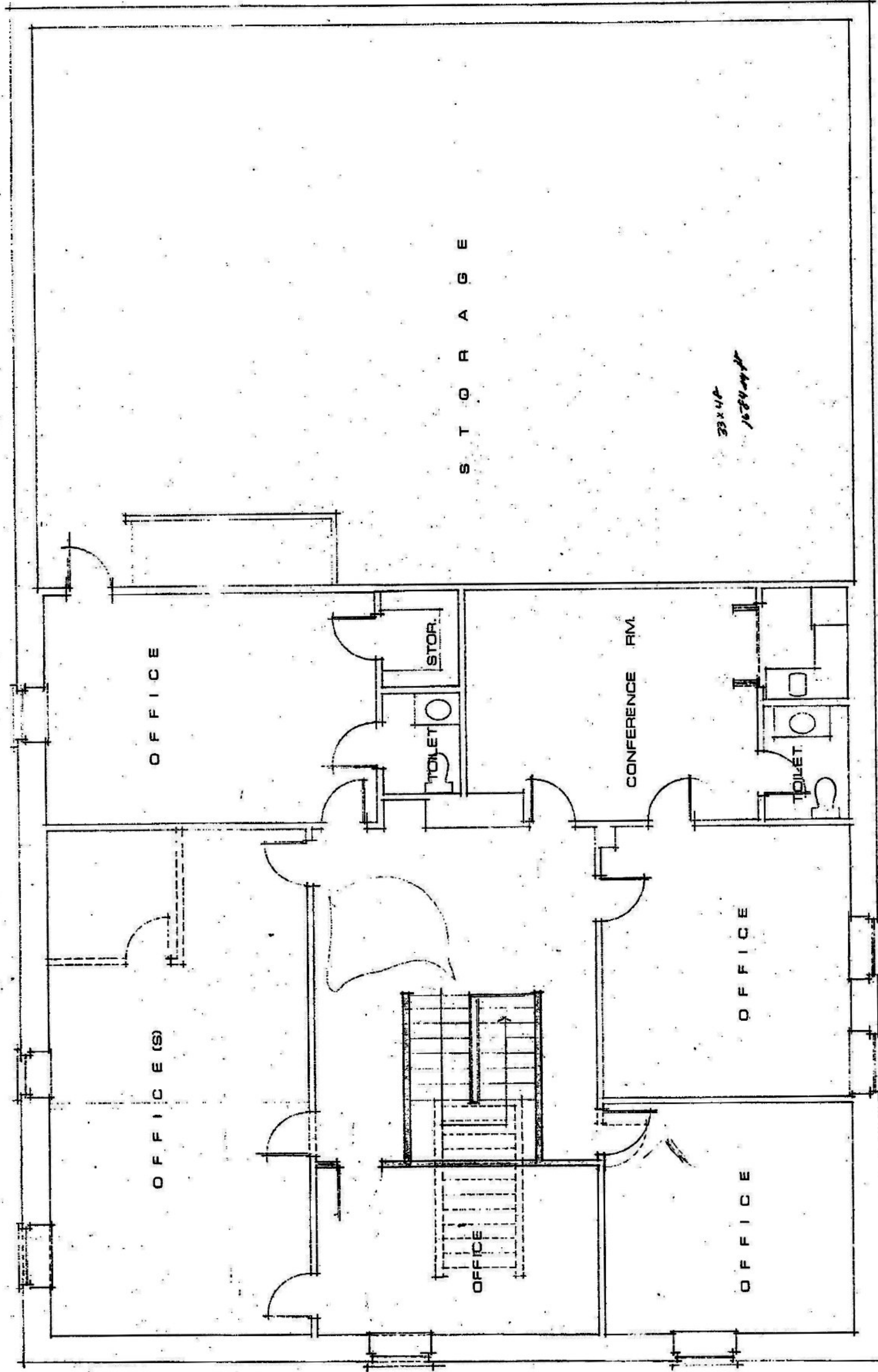
11

11



11

SECOND FLOOR PLAN
1/2" = 1'-0"



WARRANTY DEED

NOT

Valorie A. Hall of Dedham, County of Hancock, and State of Maine, for

consideration paid, grants to W. Lawrence Hall and Valorie A. Hall, Trustees of the W.

LAWRENCE HALL LIVING TRUST dated July 25, 2002, and any amendments thereto,

having a mailing address of 10 Sugarloaf Drive, Dedham, ME 04429, with WARRANTY

COVENANTS, the land, together with any and all buildings and improvements thereon,

situate in Brewer, County of Penobscot, and State of Maine, described as follows:

Commencing at a bolt on the generally southerly line of Road "A" as delineated on a plan of land of Acme Developers Inc. prepared by Prentiss & Carlisle Co., Inc., dated February 15, 1962, and recorded in Plan Book 21, Page 22 in the Penobscot Registry of Deeds, said bolt being four hundred and twenty (420) feet from and generally westerly of the present generally westerly side line of Wilson Street as measured along the generally southerly line of the aforesaid Road "A" and marking the center line of a storm drain and sewer easement; thence at right angles, in a generally southerly direction along the center line of said easement, a distance of two hundred and thirty (230) feet to a bolt; thence at right angles, in a generally westerly direction, a distance of about four hundred and twenty (420) feet to a bolt marking the center line of a storm drain and sewer easement; thence at right angles, in a generally northerly direction along the center line of the said easement, a distance of about three hundred and eighty (380) feet to a bolt in the generally southerly line of the aforesaid Road "A"; thence in a generally southeasterly and easterly direction along the generally southerly line of said Road "A" as delineated on the aforesaid plan, to the point of beginning.

THIS CONVEYANCE IS MADE EXPRESSLY SUBJECT TO the aforementioned storm drain and sewer easements, both easements being thirty (30) feet in width with center line of one extending along the generally easterly bound of the property conveyed hereby, and the center line of the other extending along the generally westerly bound of the property conveyed hereby.

Excepting and reserving any portion of said premises described in a deed to Acme Developers, Inc. dated September 16, 1965 and recorded in said Registry of Deeds in Book 2029, Page 208.

SUBJECT to the terms of a certain contract zone agreement between W. Lawrence Hall and the City of Brewer dated September 12, 1995 and recorded in the Penobscot County Registry of Deeds in Book 5969 Page 343, which the grantee agrees to assume and honor and hold the grantor harmless from any liability raising thereunder.

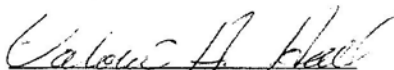
For Grantor's source of title, reference may be had to deed of W. Lawrence Hall to Valorie A. Hall, dated October 18, 1995 and recorded in Book 5972, Page 163 of Penobscot County Registry of Deeds.

Subject to any outstanding mortgages of record.

Witness my hand and seal this 2nd day of December, 2003.

Witness:




Valorie A. Hall

PROPERTY DISCLOSURE
(Non-Residential Properties)

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

PROPERTY LOCATED AT: 26 ACME RD, BREWER, MAINE

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:

(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:

(attach additional sheets as necessary)

SECTION IV. ROAD MAINTENANCE

Are there any abandoned or discontinued town ways, any public easements or any private roads located on the property or abutting the property? ☐ Yes ☒ No ☐ Unknown

IF YES: describe: _____

IF YES, who is responsible for maintenance (including road association, if any): _____

PROPERTY LOCATED AT: 26 ACME Road, Brewer, MAINE

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

W. Lawrence Hall
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 _____



031847

CONTRACT ZONE CHANGE

This agreement made on October 16, 1995, between the CITY OF BREWER, Maine hereinafter referred to as the CITY, and W. Lawrence Hall, RR #2, Box 658, City of East Holden, County of Penobscot, State of Maine, his heirs, successors and assigns, hereinafter referred to as the OWNER.

WHEREAS:

1. OWNER is the Lessor of property located at 26-28 Acme Road (Assessor's Map 50, Lot 10 and recorded in the Penobscot County Registry of Deeds in Book 3440, Page 284 hereinafter referred to as the PROPERTY;
2. OWNER wishes to use said property for a private school for developmentally disabled youth and that is not permitted under present zoning nor variances granted;
3. OWNER has applied for a Contract Zone Change under Article 11 of the City of Brewer Zoning Ordinance; and,
4. That application was recommended for approval by the Brewer Planning Board on September 12, 1995, and the zone change to Convenience Business (CB) district with conditions by the Brewer City Council.

NOW, THEREFORE, the parties agree as follows:

1. OWNER will construct and operate the site as shown on a map entitled "Stillwater Academy for Community Health & Counseling" by Richard W. Higgins, Architect, reflecting the Planning Board action of September 12, 1995.
2. OWNER agrees to pay any costs incurred by the CITY to correct any deficiencies in compliance with the site plan and/or conditions of approval, including but not limited to cost of corrective action, court costs, sheriff's fees and reasonable attorney's fees incurred by the City.
3. The PROPERTY is located at 26-28 Acme Road is changed from General Business district to a Convenience Business district.

The PROPERTY within the contract zone area may only be used for the following limited uses and under the following conditions:

- A. (1) Uses restricted to the following:
 - a. Private school for developmentally disabled youth;
 - b. Business Offices;
 - c. Professional Office; and,
 - d. Storage accessory to the above uses
- (2) Other uses are explicitly forbidden.
- B. Site improvements shown on a map referenced will be installed not later than: March 1, 1996
- C. Other conditions placed by the Council are:
 - 1. Elimination of parking within right of way;
 - 2. Provision of street side perimeter trees; and,
 - 3. Any division of the lot will provide minimum lot sizes of 40,000 square feet.

Site improvements shall be maintained in a neat fashion, including replacement of landscape materials after plant failure not later than thirty (30) days. Copy of site plan approval is attached as Attachment "A" and is considered an integral part of this Contract.

- 4. The conditions, terms, and duties and obligations of this contract shall run with the land.
- 5. This contract shall inure to the benefit of the OWNER, its successors, and assigns.
- 6. This contract may only be amended in writing by the CITY and OWNER of the PROPERTY as determined by the ownership as of the date of the amendment.
- 7. This contract shall be recorded in the Penobscot County Registry of by the PROPERTY OWNER at the owner's expenses on or before November 15, 1995.

City of Brewer

Peggy G. Elmer
 Witness

By Harold F. Parks
 Its City Manager, duly
 authorized
 Dated: 10/16/95

W. Lawrence Hall

Peggy G. Elmer
 Witness

By W. Lawrence Hall
 As Owner, duly
 authorized
 Dated: 10/16/95

State of Maine
 Penobscot, ss

Date: 10/16/95

Personally appeared before this day the above-named Harold F. Parks and acknowledged the foregoing instrument to be his free act and deed in his capacity as City Manager for the City of Brewer.

Peggy G. Elmer
 Name:
 Notary Public/~~Attorney-at-Law~~
 PEGGY A. ELMER
 My Commission Expires December 29, 1997

State of Maine
 Penobscot, ss

Date: 10/16/95

Personally appeared before this day the above-named W. Lawrence Hall and acknowledged the foregoing instrument to be his free act and deed.

Peggy G. Elmer
 Name:
 Notary Public/~~Attorney-at-Law~~
 PEGGY A. ELMER
 My Commission Expires December 29, 1997

A copy of this Contract has been furnished by certified mail to the Mortgager (Name & Address: United Bank, 145 Exchange Street, Bangor, Maine 04401).

PENOBSCOT, ss RECEIVED

1995 OCT 16 P 2:21

Susan F. Bulley
 REGISTER

City of Brewer