

Commercial Building For Sale

781 Odlin Road
Bangor, Maine

**MAINE
COMMERCIAL
REALTY**

207-945-4500



ArcGIS Web Map



781 ODLIN ROAD, BANGOR, MAINE

Well maintained metal sided building containing approximately 6,800 s/f. Features include 1,800 s/f of quality office space and 5,000+ s/f of heated warehouse. Warehouse space includes 18' +/- ceiling height, (2) 14' OH doors and (1) 10' OH door with dock pit. The building is serviced by City water & sewer, 5 zone natural gas heating system and central A/C. The building is well insulated and is situated on a 1.56 acre site with large, fully paved parking lot. Call for further details or to schedule a private tour of this new offering. List Price: \$525,000.

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 Building For Sale

781 Odlin Road
Bangor, Maine

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



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

781 Odlin Road, Bangor, Maine

General Property Information

<u>Owner of Record:</u>	TRG Properties, LLC
<u>Location:</u>	781 Odlin Road, Bangor, Maine 04401
<u>Lot Size:</u>	1.56 +/- Acres
<u>Road Frontage:</u>	226' along the Odlin Road
<u>Topography:</u>	Level at grade with the Odlin Road
<u>Map & Lot:</u>	Map R10 Lot 002-B
<u>Deed Reference:</u>	Penobscot County Registry – Book 12190, Page 285
<u>Utilities:</u>	Bangor Water & Sewer, Natural Gas, Emera Electric
<u>Access & Egress:</u>	Excellent – Two curb cuts along Odlin Road
<u>Impervious Surface:</u>	Asphalt driveway and parking lot – installed 1990 (\$150,000.)
<u>Zoning:</u>	Government and Institutional Service District (G&ISD)
<u>Neighborhood:</u>	The neighborhood is predominantly commercial and Industrial in nature with some office and service businesses.
<u>Building:</u>	Approximately 6,800 square feet, circa 1991
<u>Construction:</u>	Wood Frame with metal siding and roof
<u>Design:</u>	First floor is at road grade along Odlin Road. The front portion consists of approximately 1,800 sf of quality office space. The rear portion of the first floor contains about 5,000+ sf of warehouse accessed by (2) 14' automatic OH doors and (1) 10' roll up OH door with dug out loading ramp. There is also a mezzanine storage area accessed by stairway.
<u>Heating:</u>	Office space is heated by a Weil-McLain, natural gas fired, multi-zone hw boiler. The warehouse is heated by a Natural Gas fired Modine ceiling mounted heater. Bradford/White energy star electric HW tank.
<u>Electric:</u>	400 amp entrance, circuit breaker panel
<u>Condition of Buildings:</u>	Good – Demonstrating pride of ownership and a routine maintenance schedule. Office area has been freshly painted and ready for occupancy.
<u>Real Estate Tax:</u>	City of Bangor 2018 - \$5,495.44
<u>Sale Price:</u>	\$525,000.

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: 781 Odlin Road, Bangor, Maine

SELLER: TR Properties, 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: 3/28/18

Seller: _____

John R. Grakow, II
TR Properties, 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: _____



Maine Association of REALTORS®/Copyright © 2018.
All Rights Reserved. Revised 2018.

