Commercial Building For Sale

781 Odlin Road Bangor, Maine



207-945-4500





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



Broker: John Bonadio Office: 207-945-4500 Cell: 207-944-6786 john@mainecommercial.com

MaineCommercial.com



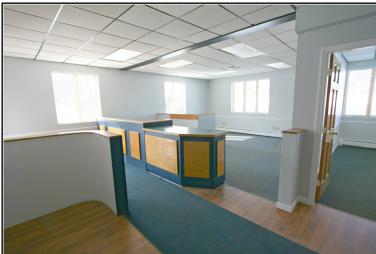
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781 Odlin Road, Bangor, Maine

General Property Information

Owner of Record: TRG Properties, LLC

<u>Location:</u> 781 Odlin Road, Bangor, Maine 04401

Lot Size: 1.56 +/- Acres

<u>Road Frontage:</u> 226' along the Odlin Road

<u>Topography:</u> Level at grade with the Odlin Road

Map & Lot: Map R10 Lot 002-B

<u>Deed Reference:</u> Penobscot County Registry – Book 12190, Page 285

Utilities: Bangor Water & Sewer, Natural Gas, Emera Electric

Access & Egress: Excellent – Two curb cuts along Odlin Road

Impervious Surface: Asphalt driveway and parking lot – installed 1990 (\$150,000.)

Zoning: 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.

Building: Approximately 6,800 square feet, circa 1991

<u>Construction:</u> Wood Frame with metal siding and roof

Design: 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

Condition of Buildings: Good – Demonstrating pride of ownership and a routine maintenance

schedule. Office area has been freshly painted and ready for occupancy.

Real Estate Tax: 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):			
			tach additional sheets as necessary)
		Buyer is encouraged to seek information concern.	on from professionals regarding any specific hazardous material issue or
		Material defects pertaining to the physic	cal condition of the property:
		(at	tach additional sheets as necessary)
		The Seller agrees to notify the Listing I appropriately changed with an amendment Date: $3/38/18$	Seller: John & Graham III
	ZR Properties, LLC Seller:		
The undersigned hereby acknowledge repurchase the Real Estate.	receipt of this Property Disclosure prior to the preparation of an offer to		
Date:	Buyer:		
	Buyer:		



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