

Medical Office Condo, Bangor ME

33 Penn Plaza, Suite A

Bangor, Maine

**MAINE
COMMERCIAL
REALTY**

207-945-4500



33 Penn Plaza, Suite A, Bangor, Maine

Introducing a prime medical office suite located in the Bangor Mall area. This modern, bright suite offers approximately 2,421 square feet of premium space. Completely renovated in 2017 at an investment of \$87,000, it features eleven tastefully finished rooms, three restrooms and a full, deep basement ideal for record storage or potential additional uses. Located in well known Stillwater Professional Park, this single story, office condo is perfectly situated in the bustling Bangor Mall district. Don't miss this rare opportunity to secure a move-in ready office facility!

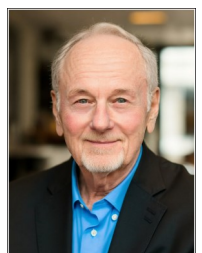
Value Priced at: \$350,000.

**MAINE
COMMERCIAL
REALTY**

One Merchants Plaza, Ste 303
Bangor, ME 04401



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



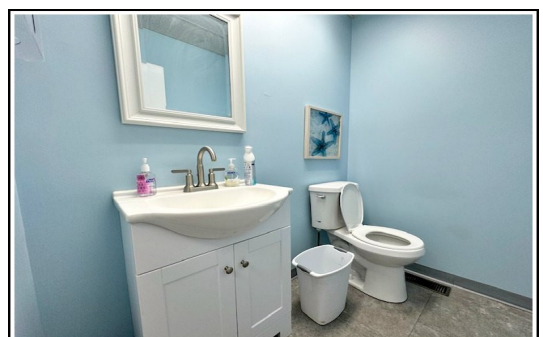
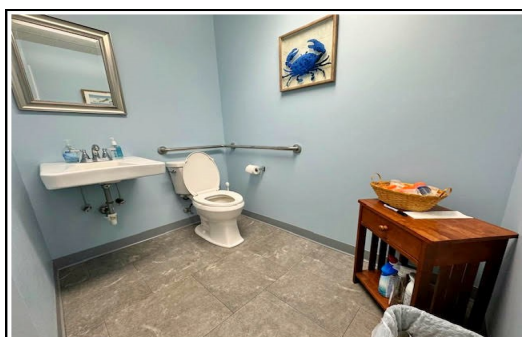
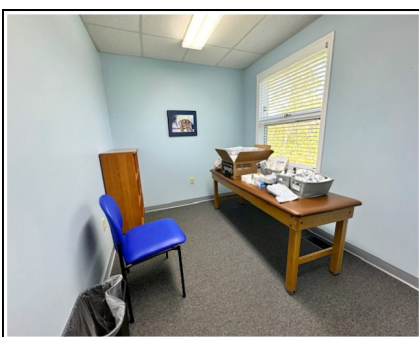
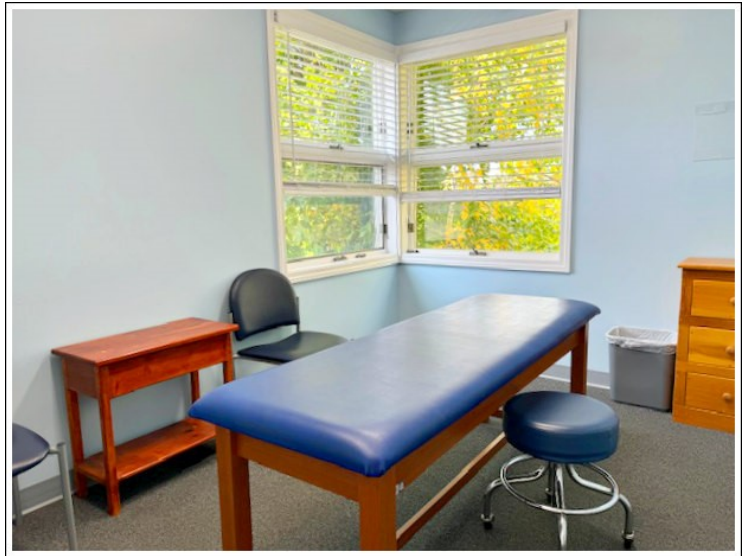
All information furnished in this document is from sources deemed reliable but no warranty is made as to the accuracy contained herein. The listing broker is acting solely as an agent for the owner in the marketing, negotiating, sale or lease of this property. Broker further discloses he represents the 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. All parties are encouraged to seek professional advice prior to engaging in an offer to purchase or lease commercial real estate.

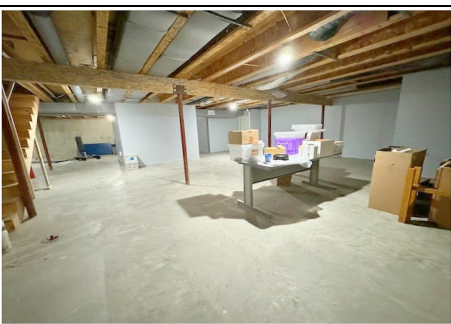
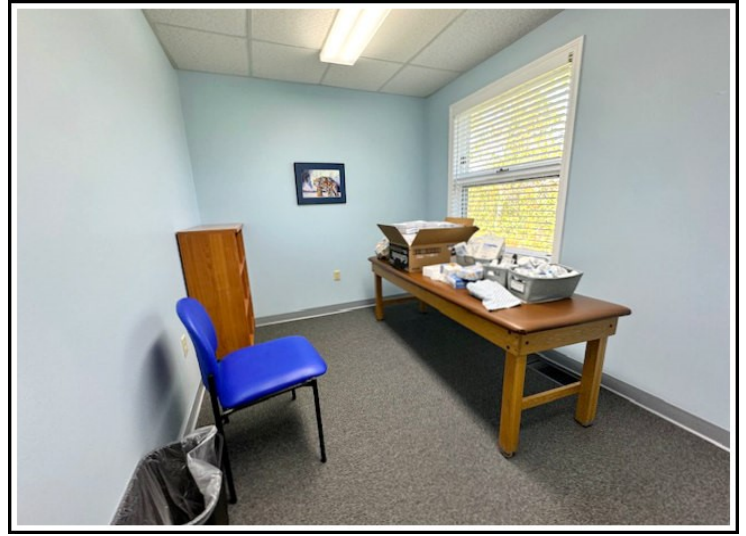
33 Penn Plaza, Suite A, Bangor, Maine

GENERAL PROPERTY INFORMATION

<u>Description:</u>	Pristine Professional Office Condo: Completely remodeled in 2017 at an investment of more than \$87,000, this 2,421 sq. ft. suite features ten rooms, three restrooms, and a full, deep basement suitable for storage or ready for finishing. Basement walls have been waterproofed and insulated externally. The property also offers plentiful on-site parking and easy access from a signaled intersection on Stillwater Avenue.
<u>Owner of Record:</u>	MG Holdings, LLC (a Maine Corporation)
<u>Location:</u>	The property is conveniently located in the popular Bangor Mall area and offers easy access to I-95. It is handy to a large variety of restaurants, hotels and major retail stores. Northern Light Hospital, Acadia Hospital, St. Joseph's hospital and the Downtown Business District are easily accessed within a 3.5-mile radius.
<u>Assessors Reference:</u>	City of Bangor Tax Map R61, Lot 5 & 5M
<u>Legal Description:</u>	Penobscot County Registry of Deeds, B14716, Page 146
<u>Lot Size:</u>	.77 +/- Acre Parcel
<u>Parking:</u>	Large, extended paved parking lot
<u>Building Size:</u>	5,420 +/- sf (does not include the full basement)
<u>Heat & AC System:</u>	Two commercial grade, high efficiency Heat Pumps (2 zone) Back up Heating provided by (2) York propane fired boilers
<u>Electrical Service:</u>	200 amp (Circuit Breaker Panel)
<u>Utilities:</u>	Public sewer, private well and electric service from Versant.
<u>Restrooms:</u>	(3) One includes a shower
<u>Neighborhood:</u>	The neighborhood is predominantly professional offices with retail, restaurant, banking and service businesses nearby.
<u>Zoning:</u>	S&PS (Shopping & Personal Service)
<u>Real Estate Tax:</u>	City of Bangor - \$6,445.88 (2024) - Assessment: \$336,600. (2024)
<u>Presented at:</u>	\$350,000.

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Walmart

FIVE GUYS
BURGERS and FRIES
AT&T

33 Penn Plaza

Stillwater Avenue

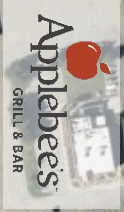
petco



US Cellular

BEST BUY

Bangor Mall Blvd



BOB'S FURNITURE DISCOUNT

Hogan Road



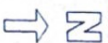
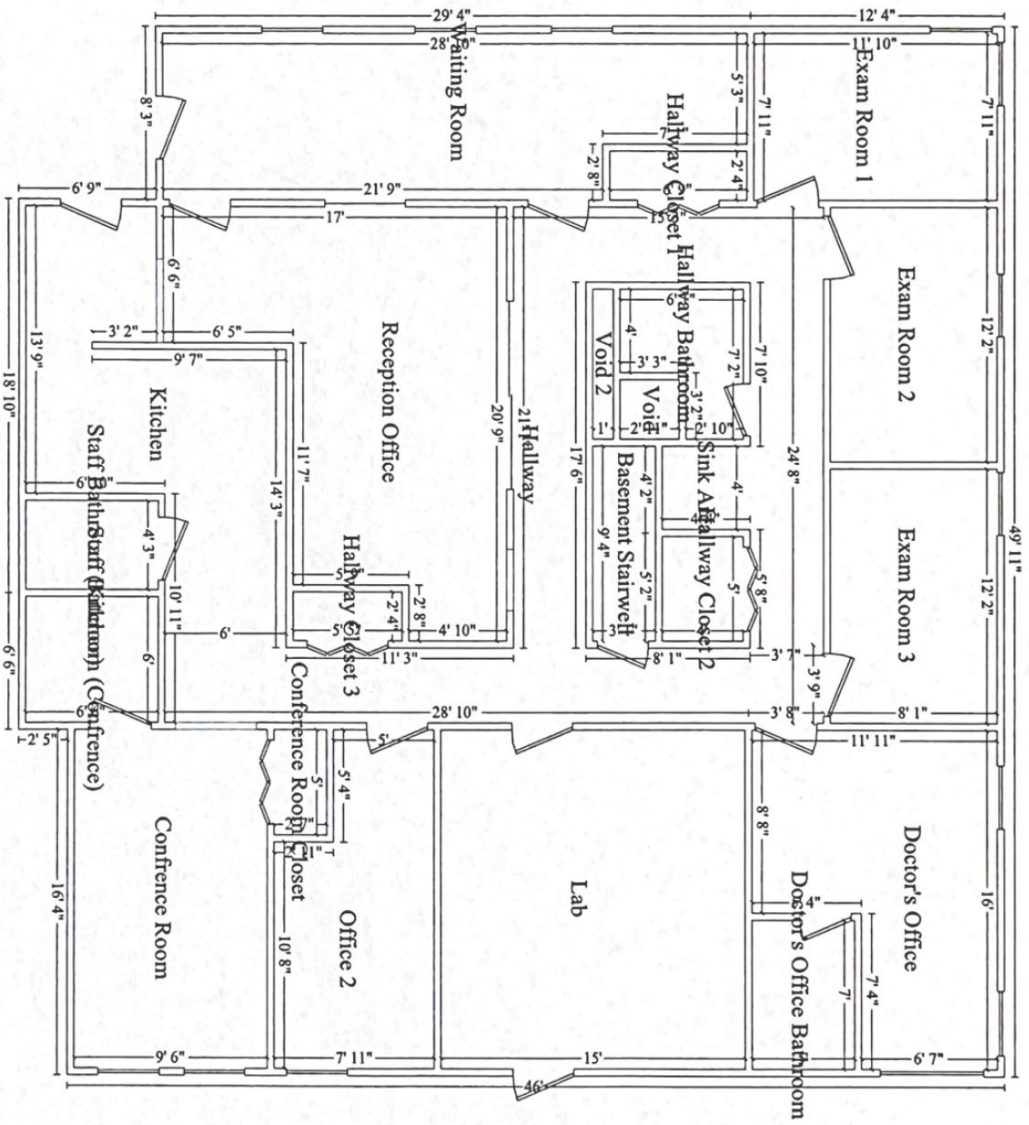
Bangor Savings Bank



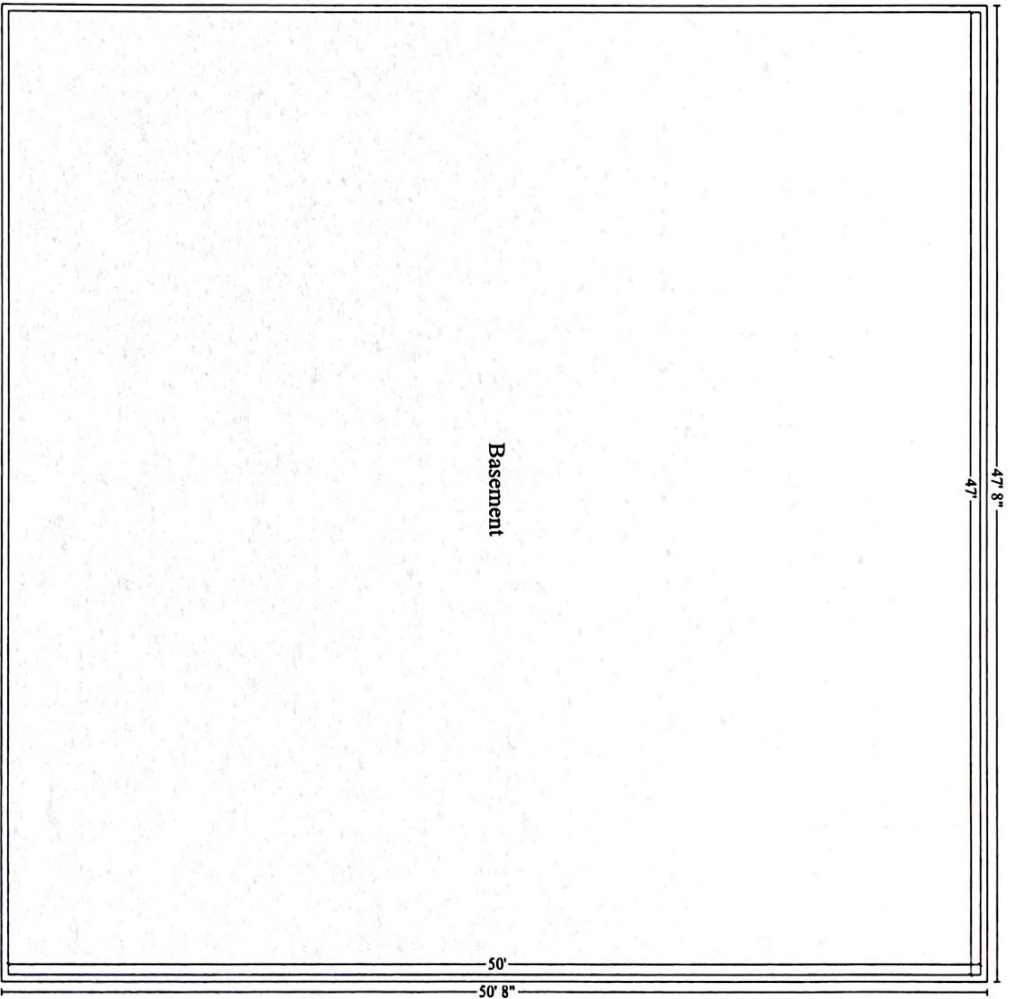
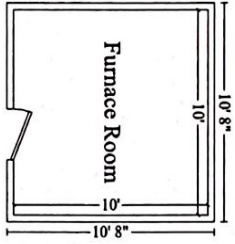
verizon



HARBOR FREIGHT



Main Level



PROPERTY DISCLOSURE
(Non-Residential Properties)

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

PROPERTY LOCATED AT: 33 Penn Plaza, Bangor, Mai j04401

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.
** Dead River Property Storage Tank outside office on hill by street*
- An underground oil storage facility exists on the premises which is subject to regulation by the *FD*, Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine *Env* Registration No. _____. The underground facility has has not been *then* 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:

None known

(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 3 Buyer Initials _____ Seller Initials *myz* _____

SECTION IV. ACCESS TO THE PROPERTY

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): _____

Source of information: _____

SECTION V. FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? Yes No Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? Yes No Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? Yes No Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? Yes No Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? Yes No Unknown

If Yes, indicate the date of each payment: _____

PROPERTY LOCATED AT: 33 Penn Plaza, Bangor, Mai j04401

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? Yes No Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section V information: _____

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

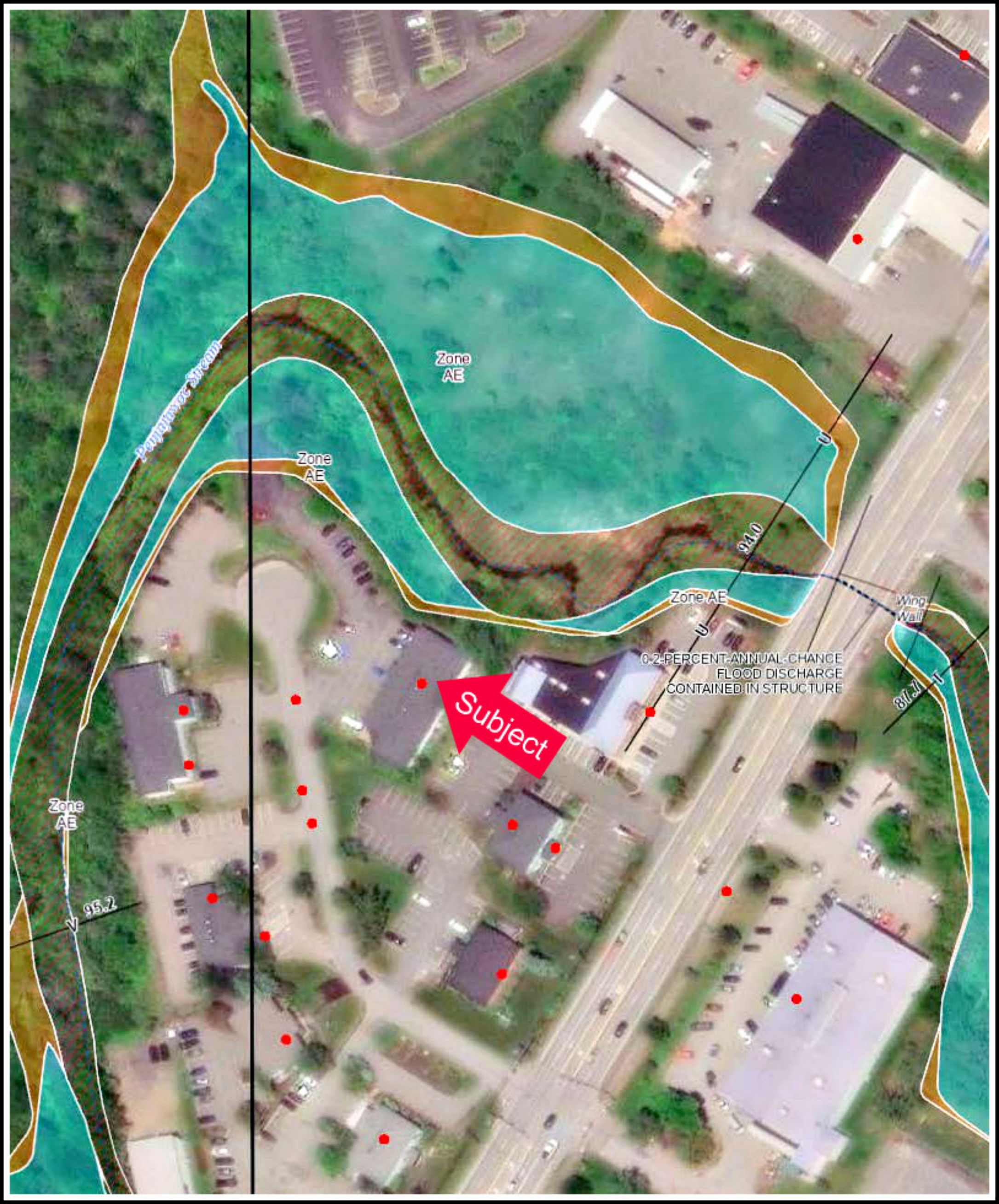
Michael J. Gagnaire 9/16/24
Seller MG Holdings LLC Date Seller Date

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



Pottajawee Stream

Zone AE

Zone AE

Zone AE

0.2 PERCENT ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN STRUCTURE

Wing Wall

Subject

Zone AE

95.2

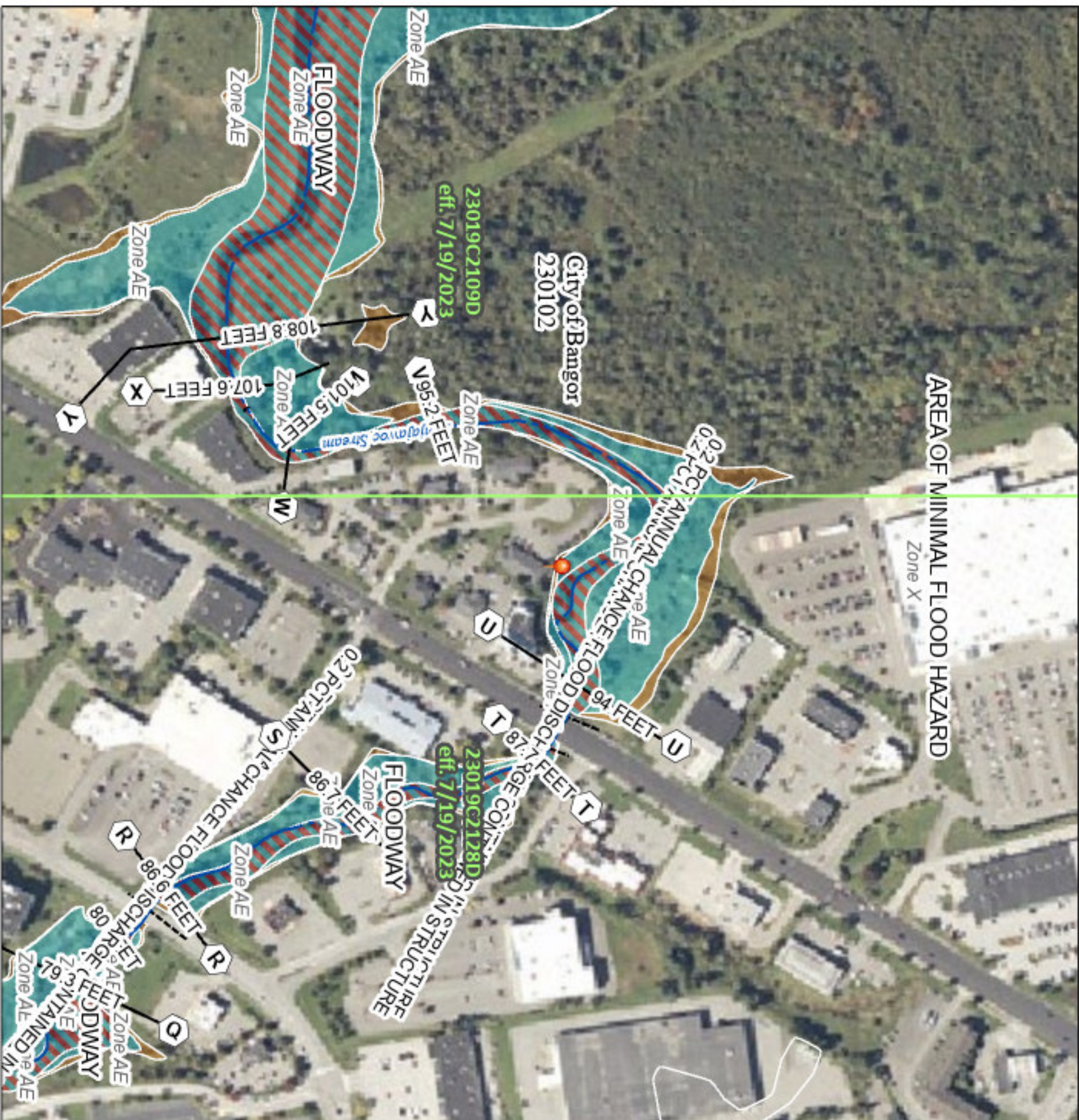
94.0

87.2

National Flood Hazard Layer FIRMette



68°45'16.7"W 44°50'25.2"N



Legend

SEE FIRM REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD	
	0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone O

OTHER AREAS	
	Area of Minimal Flood Hazard Zone X Effective LOMRs
	Area of Undetermined Flood Hazard Zone O
GENERAL STRUCTURES	
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

OTHER FEATURES	
	20.2 Cross Sections with 1% Annual Chance
	17.5 Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

MAP PANELS

	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **9/25/2024 at 10:44 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000
Basemap Imagery Source: USGS National Map 2023

N O T
A N
O F F I C I A L
C O P Y
QUITCLAIM DEED WITH COVENANT
A L
C O P Y

DR HOLDINGS, LLC, a Maine limited liability company having a mailing address at 700 Mt. Hope Avenue, Suite 620, Bangor, Maine 04401 (hereinafter referred to as the "Grantor") for consideration paid, grants to **MG HOLDINGS, LLC**, a Maine limited liability company having a mailing address of 730 Kenduskeag Avenue, Bangor, Maine 04401 (hereinafter referred to as the "Grantee") with Quitclaim Covenant, the following described real property:

Unit No. 33A in Thirty-Three Penn Plaza, a Condominium, located at Penn Plaza, Bangor, Penobscot County, Maine, together with a 42% undivided interest in the Common Elements and the applicable Limited Common Elements as is more fully described in a certain Declaration under the Maine Condominium Act dated January 22, 1993, recorded in the Penobscot County Registry of Deeds on January 25, 1993, in Book 5257, Page 16, Floor Plans recorded in Plan Book D3-93, and the Plat recorded in Plan Book D4-93, as the same may be amended.

All rights, obligations and interest appurtenant to said unit created by said Declaration are hereby conveyed.

This conveyance is made expressly SUBJECT TO an easement granted to Bangor Hydro-Electric Company by instrument dated February 26, 1988, recorded in the Penobscot County Registry of Deeds in Book 4191, Page 4.

This conveyance is specifically made subject to and with the benefit of the terms, provisions, and easement set forth in and referred to in said Condominium Act, Declaration, Surveys, Floor Plans and the By-Laws of Thirty- Three Penn Plaza Association.

Hereby conveying the same premises as conveyed by F. Douglas Reynolds to DR Holdings, LLC by deed dated March 26, 2008 and recorded at Book 11345, Page 335 of the Penobscot County Registry of Deeds.

Also hereby conveying a 42/100th interest in common and undivided in the following described premises:

A certain lot or parcel of land situated in Bangor, County of Penobscot, State of Maine, and being Lot Number Four (4) as shown on Revision to Final Subdivision Plan of the Stillwater

Professional Park Realty Trust Property, Stillwater Avenue, Bangor, Maine for Stillwater Professional Park Realty Trust Complex, prepared, by CES, Inc., dated October 8, 1987, and recorded April 22, 1988, in the Penobscot County Registry of Deeds in Map File D55-88, to which plan and the record thereof reference is hereby made for further description of the premises hereby conveyed.


NOT A N O T
Meaning and intending to convey the same premises as described in the deed from F. Douglas Reynolds to DR Holdings, LLC dated January 11, 2017 and recorded in Book 14388, Page 125 of the Penobscot County Registry of Deeds. The property described herein is conveyed subject to the terms, conditions and agreements referenced in the said deed from Daniel N. Brooks to F. Douglas Reynolds, the terms of which are incorporated by reference.

IN WITNESS WHEREOF, DR Holdings, LLC has caused this deed to be signed in its corporate name as an instrument under seal by F. Douglas Reynolds, its Member, hereunder duly authorized, this 9 day of January, 2018.

WITNESS:



DR HOLDINGS, LLC

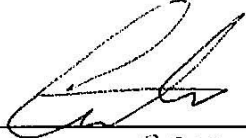
By: 
F. Douglas Reynolds
Its Member, Duly Authorized

STATE OF MAINE
PENOBSCOT COUNTY

1/9, 2018

Personally appeared the above-named ^fDouglas Reynolds, Member of DR Holdings, LLC, and acknowledged the foregoing instrument to be his free act and deed, in his said capacity, and the free act and deed of DR Holdings, LLC.

Before me,


Name: CHRISTOPHER J. AUSTIN
Notary Public/ Attorney-at-law

Maine Real Estate
Transfer Tax Paid

Susan F. Bulay, Register
Penobscot County, Maine