

LAND FOR SALE

**HAMPDEN
BUSINESS & COMMERCE PARK
ROUTE 202
HAMPDEN, MAINE**



P.O. Box 2444 Bangor, ME 04402
(207) 945-6222
www.epsteincommercial.com

PROPERTY: Hampden Business & Commerce Park

ADDRESS: Route 202, Hampden, Maine

DESCRIPTION: Hampden's premier commercial park, located on Route 202, less than a ½ mile from I-395 and within 1 mile of I-95 offers easy access to all points north, south, east and west.

The park provides an excellent location for office, retail or industrial users. Large, cleared lots are ready for immediate development.

OWNER: Town of Hampden

SIZE:

<u>Lot</u>	<u>Acre</u>	<u>Price</u>
2	1.19	SOLD
4	4.74	SOLD
6	1.47	SOLD
8	1.87	SOLD
9	1.55	SOLD
10	2.80	\$175,000
17	2.30	\$98,300
19	1.57	SOLD
20	1.51	SOLD
21	2.07	SOLD
22	3.05	SOLD
23	1.40	SOLD
24	4.61	SOLD
25	1.33	SOLD
26	1.99	\$88,900
27	1.50	SOLD
28	2.64	\$109,200
29	1.94	SOLD
30	2.41	\$102,200



Information furnished is from sources deemed reliable, but no warranty is made to the accuracy thereof. The listing broker hereby discloses that he is acting solely as an agent for the seller in the marketing, negotiation, and sale/lease of this property. Broker further discloses that he represents the seller's interest and has such a fiduciary duty to disclose to the seller information which is material to the sale acquired from the buyer or any other source.

<u>Lot</u>	<u>Acre</u>	<u>Price</u>
31	2.14	\$124,100
32	2.06	\$91,200
33	4.31	SOLD
34	6.05	SOLD
35	4.15	SOLD
36	2.64	SOLD
37	3.35	SOLD

UTILITIES:

Available at street

PERMITTING:

State storm water and traffic permits in place.
Only local permits required

**NEIGHBORING
BUSINESSES:**

Haverlock, Esty & Curran, Barbara Farren, DVM,
Wight's Sporting Goods, Penske, US Blades &
O'Donald's Concrete

**ASSESSOR'S
REFERENCE:**

Map 10B
Lots 10, 17, 26, 28, 30, 31, 32

ZONING:

Industrial Park (IA)



Information furnished is from sources deemed reliable, but no warranty is made to the accuracy thereof. The listing broker hereby discloses that he is acting solely as an agent for the seller in the marketing, negotiation, and sale/lease of this property. Broker further discloses that he represents the seller's interest and has such a fiduciary duty to disclose to the seller information which is material to the sale acquired from the buyer or any other source.

Available Lots



Lot	Acre	Price
2	1.19	SOLD
4	4.74	SOLD
6	1.47	SOLD
8	1.87	SOLD
9	1.55	SOLD
10	2.80	\$175,000
17	2.30	\$98,300
19	1.57	SOLD
20	1.51	SOLD
21	2.07	SOLD
22	3.05	SOLD
23	1.40	SOLD
24	4.61	SOLD
25	1.33	SOLD
26	1.99	\$88,900
27	1.50	SOLD
28	2.64	\$109,200
29	1.94	SOLD
30	2.41	\$102,200
31	2.14	\$124,100
32	2.06	\$91,200
33	4.31	SOLD
34	6.05	SOLD
35	4.15	SOLD
36	2.64	SOLD
37	3.35	SOLD

Hampden Business & Commerce Park Hampden, Maine

