

# FOR SALE • SENIOR LIVING FACILITY

166 Whiskeag Road • Bath, ME



**Jennifer Small, CCIM**  
D 207.772.6871  
C 207.233.6872  
Jennifer@malonecb.com

## 34,780± SF SENIOR LIVING FACILITY

- Operating assisted living facility (HillHouse)
- Full commercial kitchen
- 47 rooms plus two (2) 1-bedroom apartments
- Located on 7.5± Acres of stunning riverfront property
- Sale includes FF&E. See Broker for details

**SALE PRICE: \$4,300,000**



# PROPERTY SUMMARY

166 Whiskeag Road • Bath, ME



## Site Info

OWNER:	Hillhouse Inc.
DEED:	Book 392, Page 613
ASSESSOR:	Map 15, Lot 9
LOT SIZE:	7.5± AC
SIGNAGE:	On building
PARKING:	407± on-site spaces
ROAD FRONTAGE:	353'± on Whiskeag Rd
ZONING:	R3
ASSESSED VALUE:	Land: \$1,264,400 Building: \$3,980,400 Total: \$5,244,800
PROPERTY TAXES:	\$84,441.28 (2025)



## Building Info

BUILDING SIZE:	34,780± SF
LAYOUT:	47 rooms with two (2) 1-bedroom apartments
YEAR BUILT:	1900
CONSTRUCTION:	Wood-frame
ROOF:	Asphalt & shingles
SIDING:	Clapboard
FLOORING:	Mixed
HVAC:	Forced hot air; Central Air; gas
UTILITIES:	Well; Septic
KITCHEN:	Yes, commercial kitchen
RESTROOMS:	45 resident bathrooms 10 common area bathrooms
SPRINKLER:	Yes; Wet



# EXTERIOR PHOTOS

166 Whiskeag Road • Bath, ME



# PHOTOS

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# PHOTOS

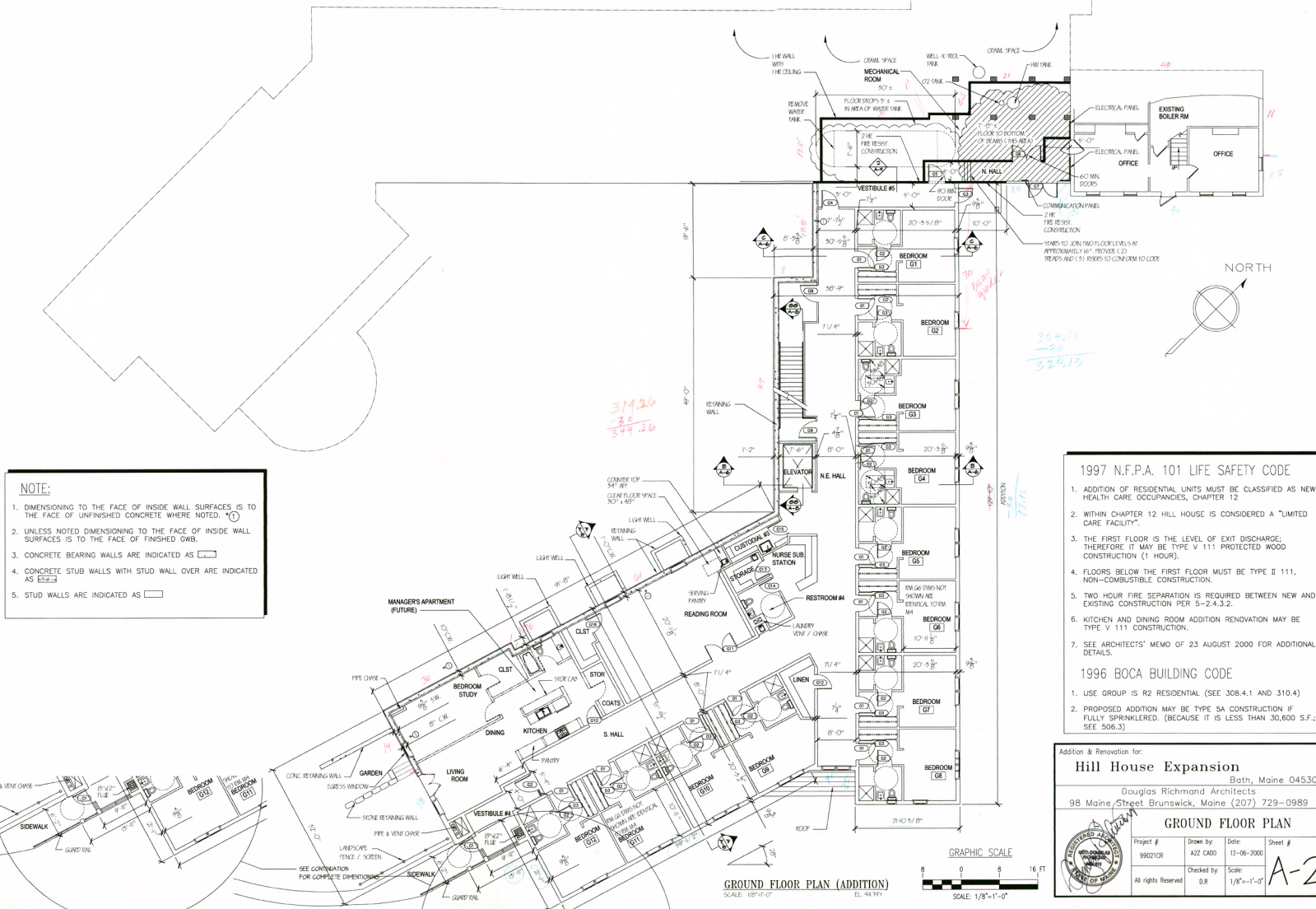
166 Whiskeag Road • Bath, ME





# GROUND FLOOR PLAN

## 166 Whisheag Road • Bath, ME



**1997 N.F.P.A. 101 LIFE SAFETY CODE**

- ADDITION OF RESIDENTIAL UNITS MUST BE CLASSIFIED AS NEW HEALTH CARE OCCUPANCIES, CHAPTER 12
- WITHIN CHAPTER 12 HILL HOUSE IS CONSIDERED A "LIMITED CARE FACILITY".
- THE FIRST FLOOR IS THE LEVEL OF EXIT DISCHARGE; THEREFORE IT MAY BE TYPE V 111 PROTECTED WOOD CONSTRUCTION (1 HOUR).
- FLOORS BELOW THE FIRST FLOOR MUST BE TYPE II 111, NON-COMBUSTIBLE CONSTRUCTION.
- TWO HOUR FIRE SEPARATION IS REQUIRED BETWEEN NEW AND EXISTING CONSTRUCTION PER 5-2.4.3.2.
- KITCHEN AND DINING ROOM ADDITION RENOVATION MAY BE TYPE V 111 CONSTRUCTION.
- SEE ARCHITECTS' MEMO OF 23 AUGUST 2000 FOR ADDITIONAL DETAILS.

**1996 BOCA BUILDING CODE**

- USE GROUP IS R2 RESIDENTIAL (SEE 308.4.1 AND 310.4)
- PROPOSED ADDITION MAY BE TYPE 5A CONSTRUCTION IF FULLY SPRINKLERED. (BECAUSE IT IS LESS THAN 30,600 S.F.; SEE 506.3)

Addition & Renovation for:

### Hill House Expansion

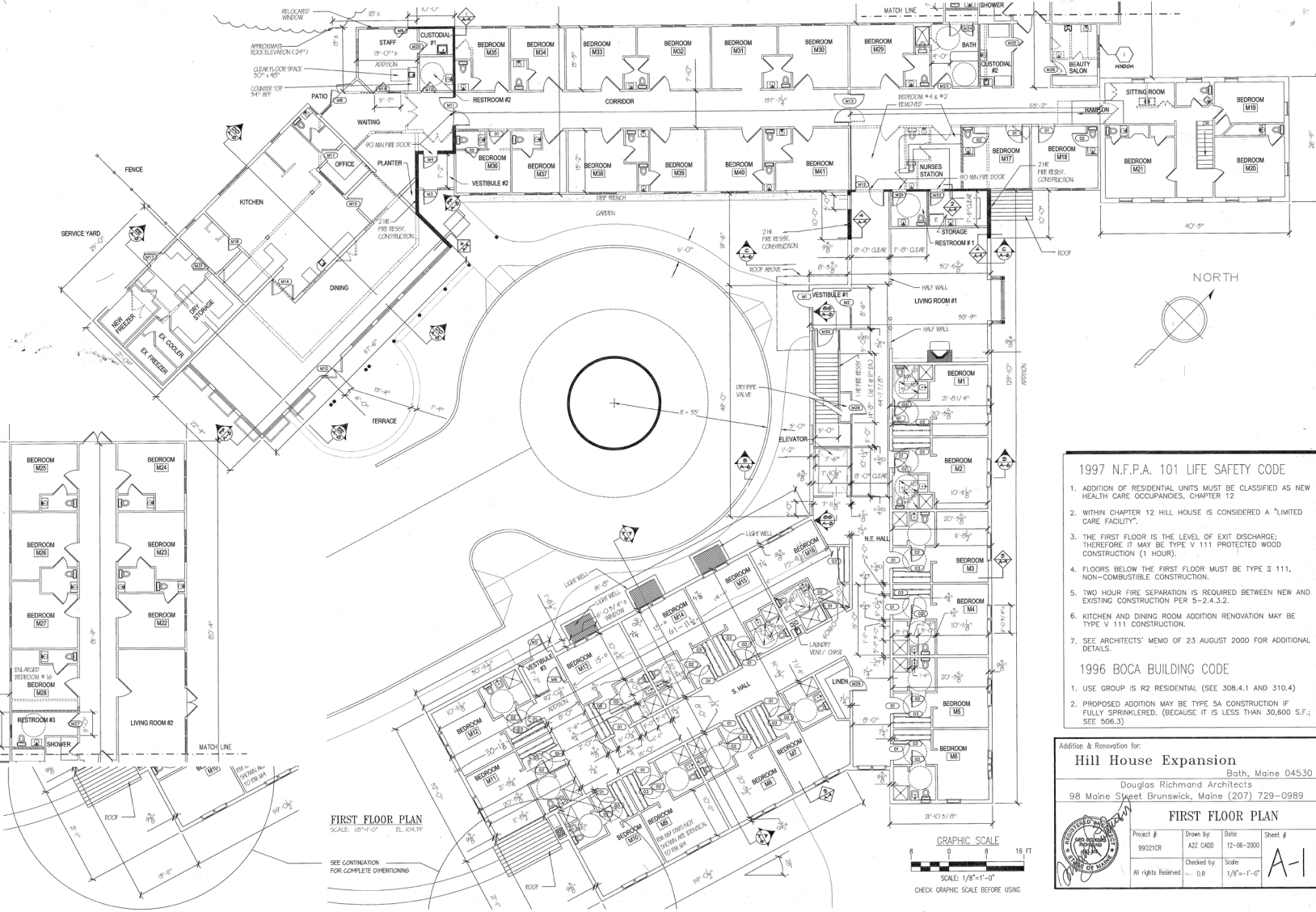
Bath, Maine 04530  
Douglas Richmond Architects  
98 Maine Street Brunswick, Maine (207) 729-0989

**GROUND FLOOR PLAN**

Project #	Drawn by	Date	Sheet #
99021CR	AZT CAD	12-06-2000	A-2
All rights Reserved		Checked by	Scale
		D.R.	1/8" = 1'-0"

# FIRST FLOOR PLAN

## 166 Whisheag Road • Bath, ME



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Addition & Renovation for:

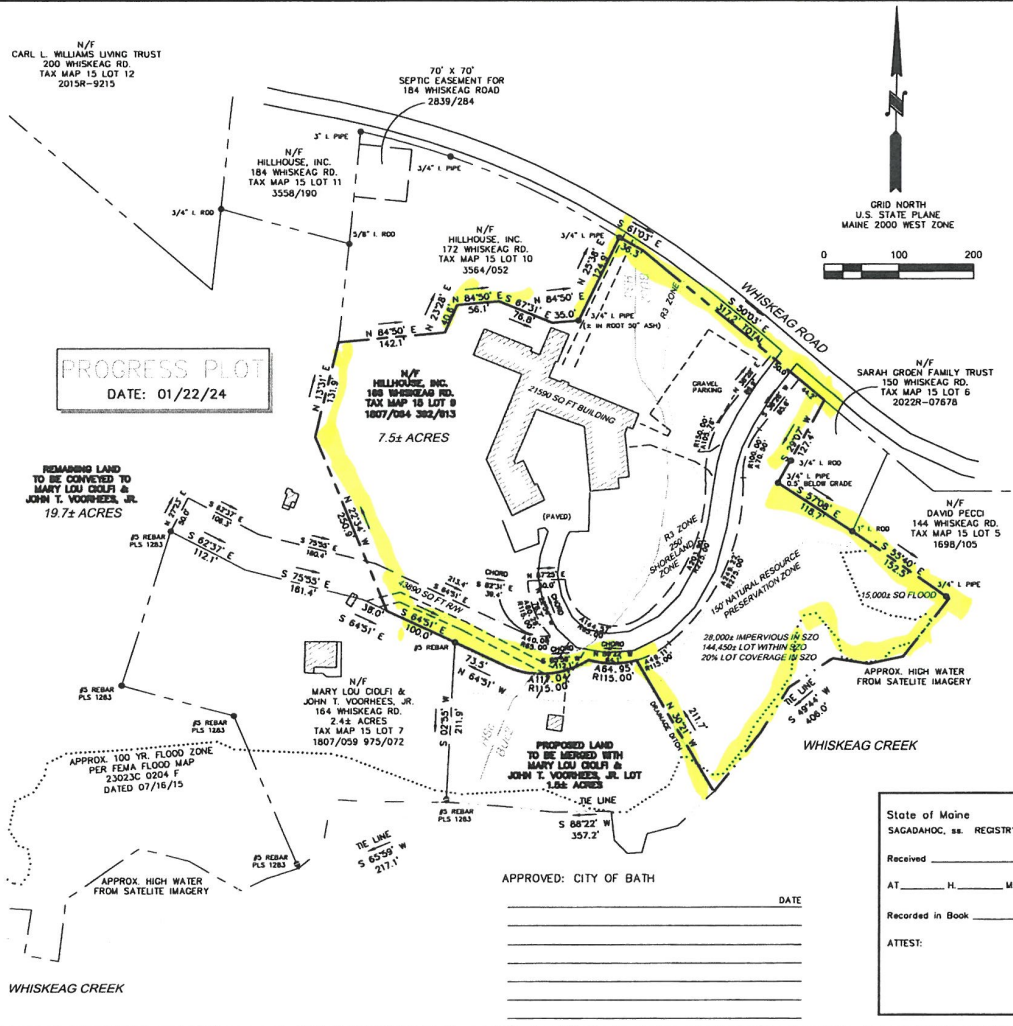
**Hill House Expansion**  
Bath, Maine 04530

Douglas Richmand Architects  
98 Maine Street Brunswick, Maine (207) 729-0989

FIRST FLOOR PLAN			
Project # 99021CR	Drawn by AZZ CAD	Date 12-06-2000	Sheet # A-1
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# SITEPLAN

## 166 Whiskeag Road • Bath, ME



### NOTES

- ALL BEARINGS/COORDINATES REFER TO GRID NORTH U.S. STATE PLANE COORDINATES MAINE 2000 WEST ZONE.
- ALL BOOK AND PAGE NUMBERS REFER TO THE SAGADAHOC COUNTY REGISTRY OF DEEDS (SCRD) UNLESS OTHERWISE NOTED.
- THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED WITH A 5" TOTAL STATION THEODOLITE AND/OR SURVEY GRADE GPS EQUIPMENT IN JULY 2023.
- OWNER OF RECORD: HILLHOUSE, INC. TAX MAP 15 LOT 9**
  - SEE DEED FROM JOHN T. & MARJORIE V. VOORHEES DATED AUGUST 07, 1973, RECORDED IN BOOK/PAGE 392/813.
  - SEE DEED FROM MARJORIE M. VOORHEES DATED OCTOBER 17, 2000, RECORDED IN BOOK/PAGE 1807/064.
- PLAN REFERENCES:
  - PROPERTY SURVEY FOR HILLHOUSE, INC., WHISKEAG ROAD, NORTH BATH, MAINE BY HOWARD F. BABBIDGE, PLS DATED 07/26/1973, SCRD PLAN 09/51A
  - STANDARD BOUNDARY SURVEY OF PORTION OF LAND OF HILLHOUSE, INC. TO BE CONVEYED TO JOHN T. VOORHEES, JR. AND MARY LOU CIOLFI BY BRUCE VAN NOTE, PLS DATED AUGUST 1989, SCRD PLAN 27/27
  - PLAN SHOWING PROPERTY OF MAE W. MCCABE, EAST BRUNSWICK ROAD, BATH, ME BY JAMES D. ROUILLARD, PLS DATED MARCH 15, 1996, SCRD PLAN 32/29
  - SURVEY OF LAND OF WILLARD H. MCCABE & MAE W. MCCABE TO BE CONVEYED TO CLINTON A. DAVIES, ET UX, ON WHISKEAG ROAD, NORTH BATH, MAINE BY LEON F. ROUILLARD, PLS DATED MAY 1974, SCRD PLAN 10/55
- THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND TECHNICAL STANDARDS, WITH THE FOLLOWING EXCEPTIONS:
  - NO SEPARATE SURVEYOR'S REPORT

### LEGEND

---	EDGE OF GRAVEL	⊙	WELL
---	EDGE OF PAVEMENT	⊙	UTILITY POLE
---	PROPERTY LINE	⊙	IRON PIPE/ROD FOUND
---	DEED LINE	⊙	3/4" IRON ROD SET WITH I.D. CAP
---	EASEMENT LINE	⊙	GRANITE HIGHWAY MONUMENT
---	CONTOUR LINE	N/F	NOW OR FORMERLY
---	OVERHEAD UTILITIES	287/291	BOOK/PAGE AT REGISTRY OF DEEDS
---	APPROX. HIGH WATER	R/W	RIGHT OF WAY
---	SCS MEDIUM INTENSITY SOIL	SCRD	SAGADAHOC COUNTY REGISTRY OF DEEDS
---	APPROX. 100 YR FLOOD ZONE	TBM	TEMPORARY BENCHMARK
---	ZONING DISTRICT		
---	BUILDING		
---	APPROX. TREE LINE		
---	STOCKADE FENCE		

#### SOIL LEGEND

H5C	HOLLIS VERY ROCKY FINE SANDY LOAM	8-18%
H7C	HOLLIS FINE SANDY LOAM	0-8%
BuB2	BUXTON SILT LOAM	0-8%
BuC2	BUXTON SILT LOAM	8-15%

State of Maine  
SAGADAHOC, ss. REGISTRY OF DEEDS

Received \_\_\_\_\_

AT \_\_\_\_\_ H. \_\_\_\_\_ M. \_\_\_\_\_, and \_\_\_\_\_

Recorded in Book \_\_\_\_\_ Page \_\_\_\_\_

ATTEST: \_\_\_\_\_

REGISTER

**R3 LOW DENSITY RESIDENTIAL ZONE**  
 MINIMUM LOT AREA PER USE 80,000 SQ FT PROPOSED 7.5± ACRES  
 MINIMUM LOT WIDTH 200' PROPOSED 351'  
 MIN. SETBACKS: FRONT 25' PROPOSED 173'±  
 SIDE 25' PROPOSED 35'±  
 REAR 25' PROPOSED 198'±  
 MAX. LOT COVERAGE (BUILDINGS) 20% PROPOSED 7%

**150' NRPO OVERLAY ZONE**  
 WATERBODY SETBACK 150' EXISTING STRUCTURES >150'+

**250' SHORELAND ZONE OVERLAY**  
 MIN. SHORE FRONTAGE 200' PROPOSED 406'±  
 MAX LOT COVERAGE IN SZO 20% EXISTING IMPERVIOUS IN SZO 20%

APPROVED: CITY OF BATH

DATE \_\_\_\_\_

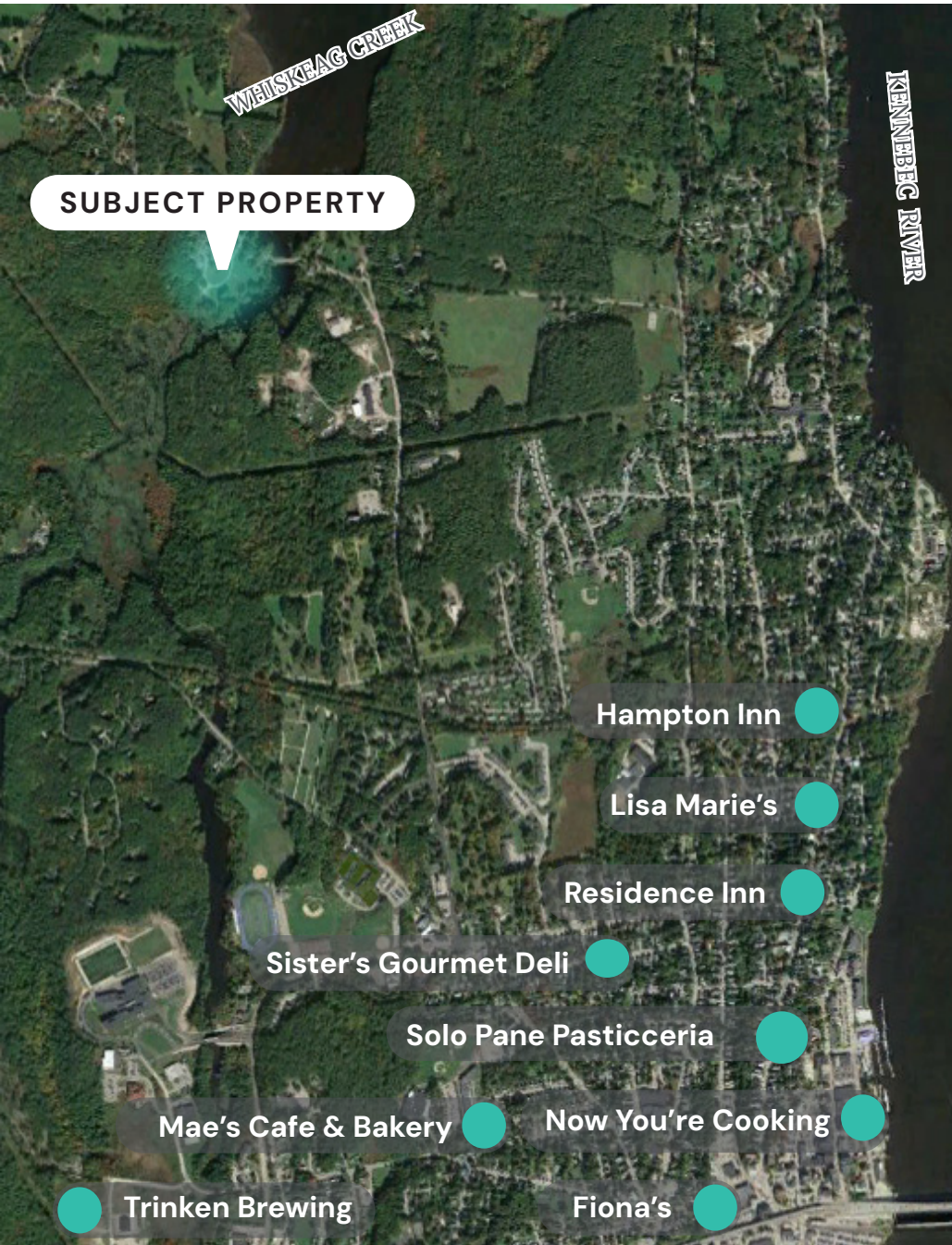
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# LOCATION MAP

166 Whiskeag Road • Bath, ME



## NEARBY

### STAY



### DINE



### SHOP



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