

FOR SALE | SENIOR LIVING FACILITY

166 Whiskeag Road | Bath, ME



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: \$5,850,000



JENNIFER SMALL
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MALONE COMMERCIAL BROKERS
5 Moulton Street • Suite 3
Portland, ME 04101
207.772.2422 • malonecb.com

PROPERTY SUMMARY

166 Whiskeag Road | Bath, ME



OWNER: Hillhouse Inc.

DEED: Book 392, Page 613

ASSESSOR: Map 15, Lot 9

LOT SIZE: 7.5± AC

BUILDING SIZE: 34,780± SF

CONSTRUCTION: Wood frame

ROOF: Asphalt & shingles

SIDING: Clapboard

FLOORING: Mixed

HVAC: Forced hot air; gas
Central A/C

UTILITIES: Well; septic

LAYOUT: 47 rooms with two (2) 1-bed-
room apartments
Full commercial kitchen

RESTROOMS: 45 resident bathrooms
10 common area bathrooms

SPRINKLER: Yes, wet system

PARKING: 407± on-site spaces

ZONING: R3

ASSESSED VALUE: Land: \$819,000
Building: \$3,390,800
Total: \$4,209,800

PROPERTY TAXES: \$85,879 (2023)

SALE PRICE: ~~\$6,900,000~~ \$5,850,000

Sale includes FF&E. See Broker for details.



PHOTOS

166 Whiskeag Road | Bath, ME



PHOTOS

166 Whiskeag Road | Bath, ME



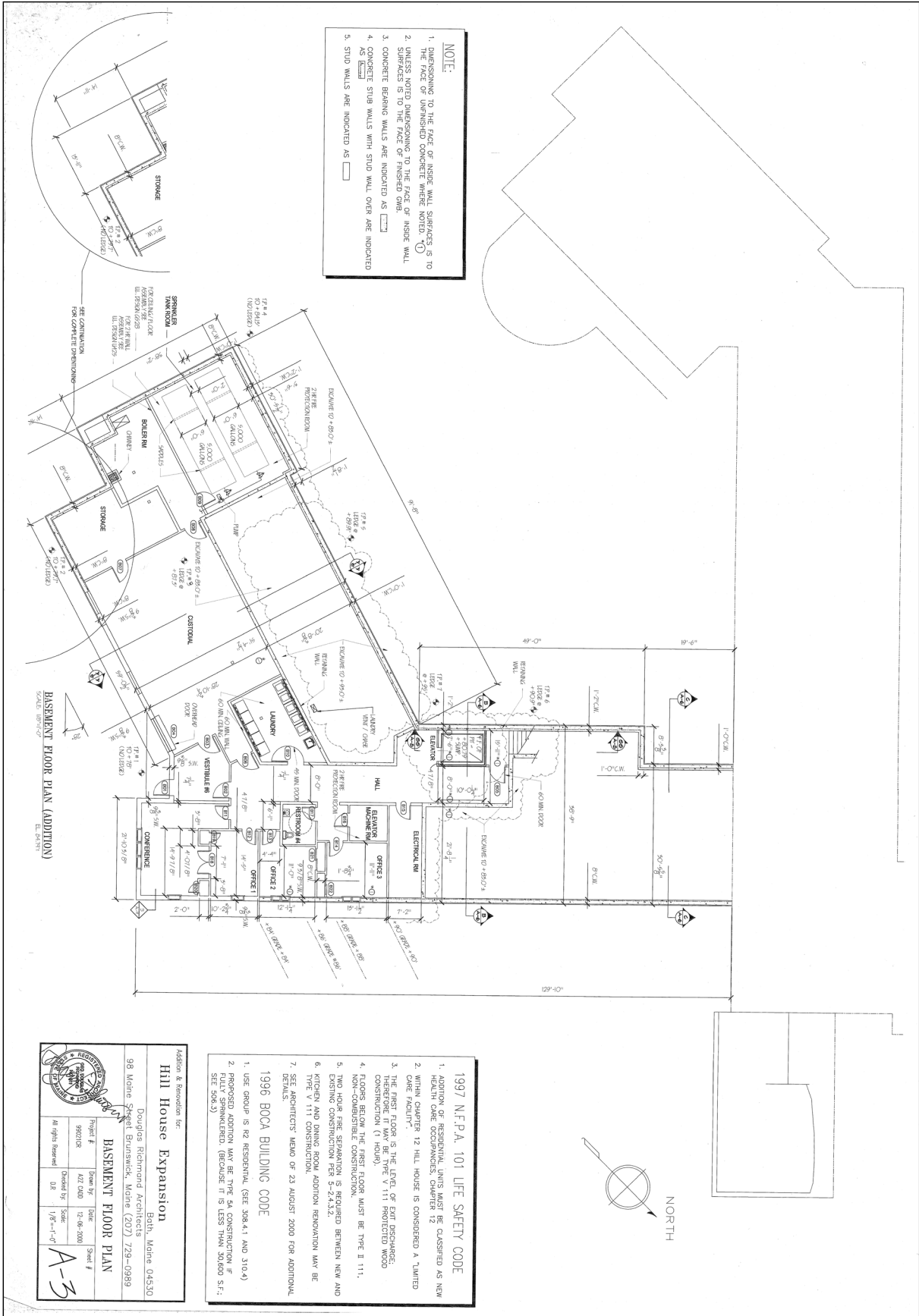
PHOTOS

166 Whiskeag Road | Bath, ME



BASEMENT FLOOR PLAN

166 Whiskeag Road | Bath, ME



NOTE:

1. DIMENSIONING TO THE FACE OF INSIDE WALL SURFACES IS TO THE FACE OF UNFINISHED CONCRETE WHERE NOTED. (1)
2. UNLESS NOTED DIMENSIONING TO THE FACE OF INSIDE WALL SURFACES IS TO THE FACE OF FINISHED OVER.
3. CONCRETE BEARING WALLS ARE INDICATED AS [Symbol]
4. CONCRETE STUD WALLS WITH STUD WALL OVER ARE INDICATED AS [Symbol]
5. STUD WALLS ARE INDICATED AS [Symbol]

BASEMENT FLOOR PLAN (ADDITION)
DATE: 08/23/2000

Hill House Expansion
 Addition & Renovation for
 Douglas Richmond Architects
 98 Maine Street, Brunswick, Maine (207) 729-0989
 Bath, Maine 04530

Project #	9802108	Drawn by	AKZ	Scale	1/8" = 1'-0"
Checked by	AKZ	Date	12-06-2000	Sheet #	A-5
All rights reserved	08				

1997 N.E.P.A. 101 LIFE SAFETY CODE

1. 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".
2. THE FIRST FLOOR IS THE LEVEL OF EXIT DISCHARGE, THEREFORE IT MAY BE TYPE V 111 PROTECTED WOOD CONSTRUCTION (1 HOUR).
3. FLOOR BEARING WALLS MUST BE TYPE II 111.
4. TWO HOUR FIRE SEPARATION IS REQUIRED BETWEEN NEW AND EXISTING CONSTRUCTION PER S-5.2.2.
5. KITCHEN AND DINING ROOM ADDITION RENOVATION MAY BE TYPE V 111 CONSTRUCTION.
6. SEE ARCHITECTS' MEMO OF 23 AUGUST 2000 FOR ADDITIONAL DETAILS.

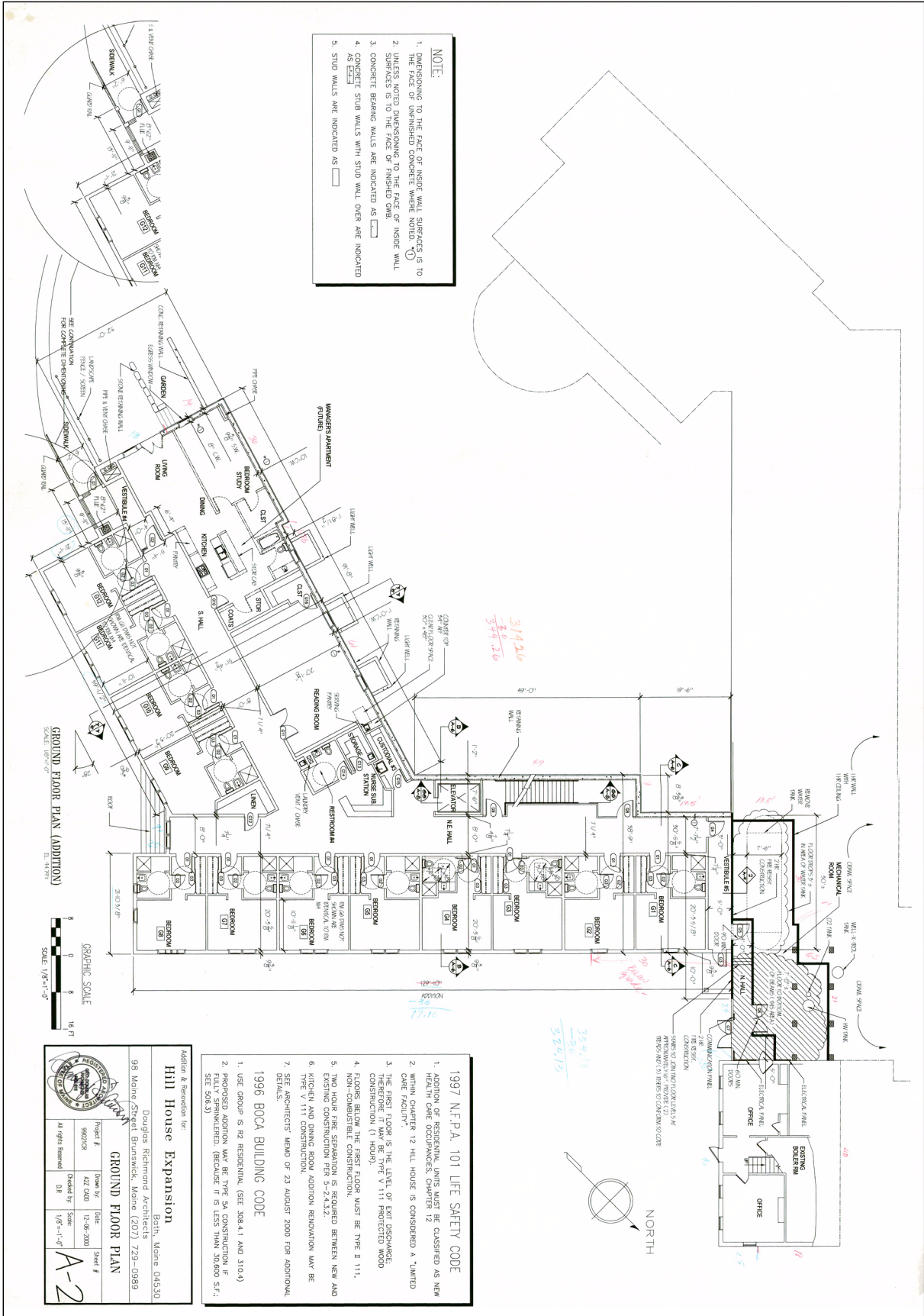
1996 BOCA BUILDING CODE

1. USE GROUP IS R2 RESIDENTIAL (SEE 208.4.1 AND 310.4)
2. PROPOSED ADDITION MAY BE TYPE SA CONSTRUCTION IF FULLY SPRINKLERED (BECAUSE IT IS LESS THAN 50,000 S.F.; SEE 506.3)



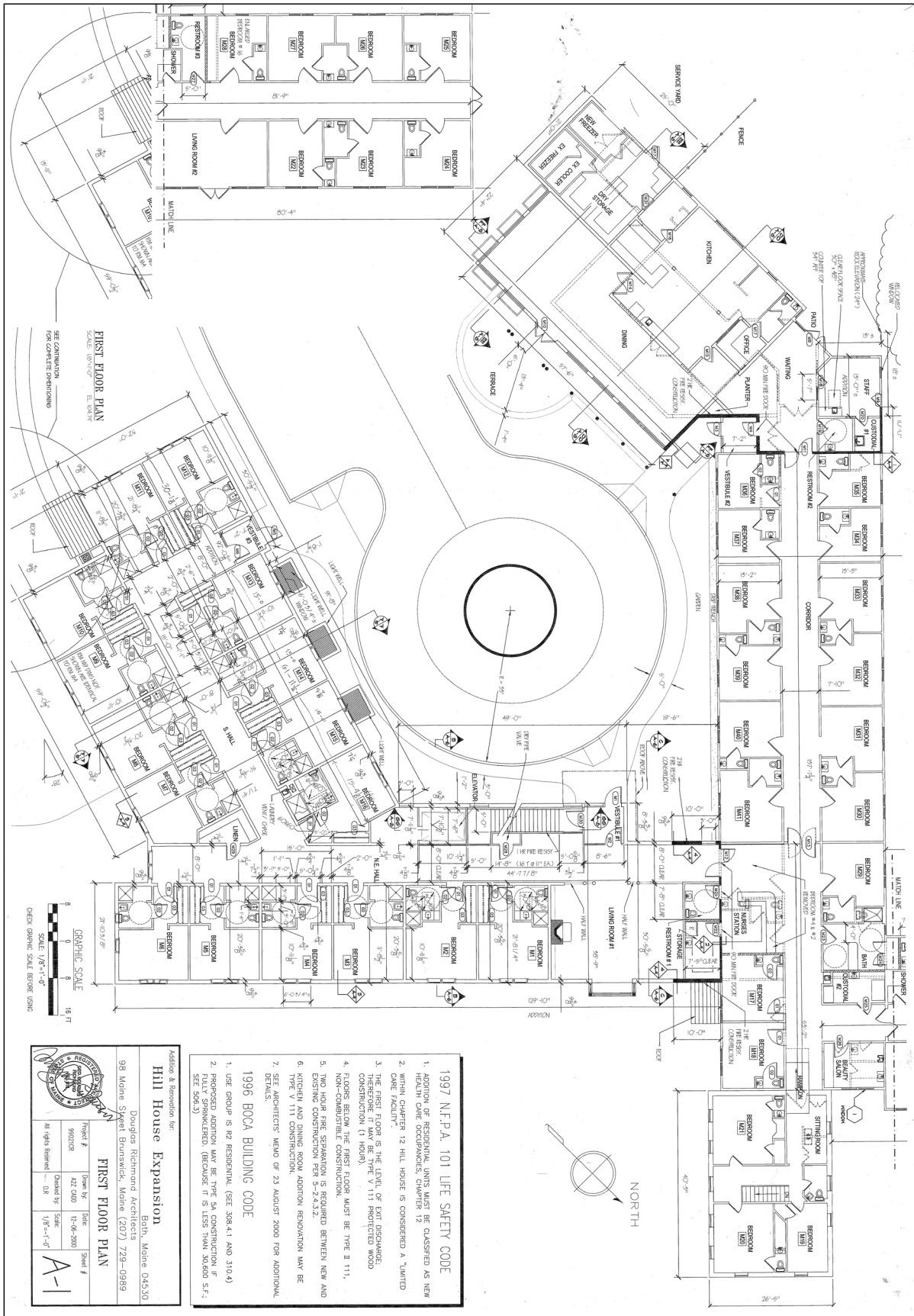
GROUND FLOOR PLAN

166 Whiskeag Road | Bath, ME



FIRST FLOOR PLAN

166 Whiskeag Road | Bath, ME



Address & Revolved to:

Hill House Expansion
 Douglas Richmond Architects
 98 Maine Street Brunswick, Maine (207) 729-0989

Bath, Maine 04530

FIRST FLOOR PLAN

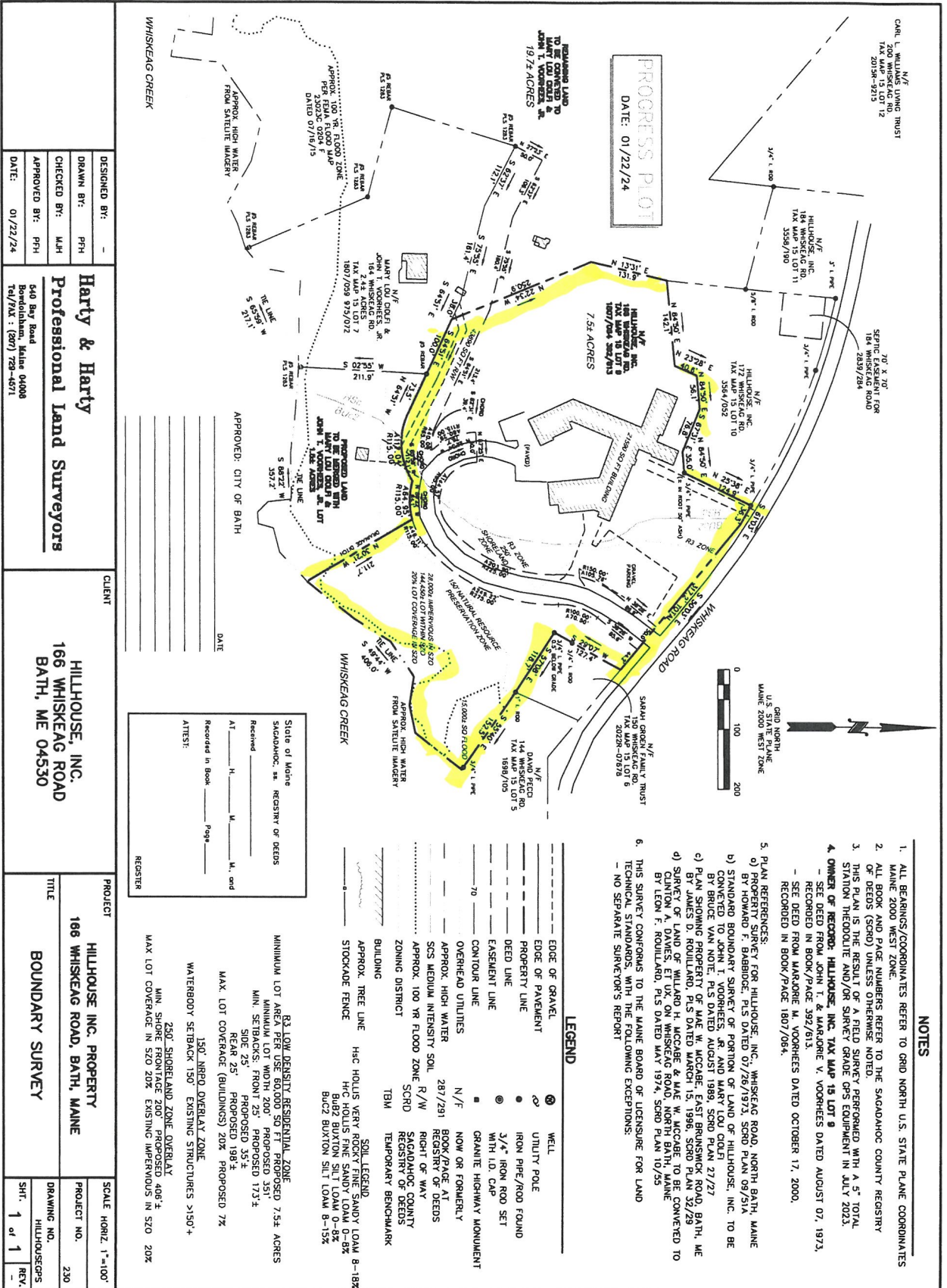
Project #	Sheet #
980103	A-1
Drawn by	Date
422 CAD	11-06-2000
Checked by	Scale
SR	1/8" = 1'-0"

At right: Revolved - SR

- 1997 N.E.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 HOURLY).
 - FLOORS BELOW THE FIRST FLOOR MUST BE TYPE II 111, NON-COMBUSTIBLE CONSTRUCTION.
 - NO HOUR FIRE SEPARATION IS REQUIRED BETWEEN NEW AND EXISTING AND DINING ROOM.
 - 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 SA CONSTRUCTION (SEE 308.4.1 AND 310.4)
 - SEE 506.2.3

SITE PLAN

166 Whiskeag Road | Bath, ME



DESIGNED BY:	PHH
CHECKED BY:	MAH
APPROVED BY:	PHH
DATE:	01/22/24

Harty & Harty
Professional Land Surveyors

640 Bay Road
Soperton, ME 04858
Tel: (801) 729-4071

CLIENT	HILLHOUSE, INC. 166 WHISKEAG ROAD BATH, ME 04530
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PROJECT	HILLHOUSE INC. PROPERTY 166 WHISKEAG ROAD, BATH, MAINE
TITLE	BOUNDARY SURVEY
SCALE	HORIZ. 1"=100'
PROJECT NO.	230
DRAWING NO.	HILLHOUSE-GP5
SHT.	1 of 1
REV.	

State of Maine	Registry of Deeds
Received _____	Page _____
At _____ H _____ M _____	and _____ M _____
Recorded in Book _____	Page _____
ATTEST:	REGISTER

REG. LOW DENSITY RESIDENTIAL ZONE
MINIMUM LOT AREA: 10,000 SQ. FT. (PROPOSED 7.5+ ACRES)
MIN. SETBACKS: FRONT 25' PROPOSED 173'±
SIDE 25' PROPOSED 35'±
REAR 25' PROPOSED 198'±
MAX. LOT COVERAGE (BUILDINGS) 20% PROPOSED 7%
150' MNDP 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%

—●—	EDGE OF GRAVEL	⊙	WELL
—	EDGE OF PAVEMENT	⊙	UTILITY POLE
—	PROPERTY LINE	●	IRON PIPE/ROD FOUND
—	EASEMENT LINE	⊙	3/4" IRON ROD SET WITH I.D. CAP
—	OVERHEAD UTILITIES	—	GRANITE HIGHWAY MONUMENT
—	APPROX. HIGH WATER	—	NOW OR FORMERLY
—	SOS MEDIUM INTENSITY SOIL	—	BOOK/DATE OF DEEDS
—	APPROX. 100 YR FLOOD ZONE	—	RIGHT OF WAY
—	ZONING DISTRICT	—	SAGADAHOCH COUNTY
—	BUILDING	—	REGISTRY OF DEEDS
—	APPROX. TREE LINE	—	TEMPORARY BENCHMARK
—	STOCKADE FENCE	—	

LEGEND

1. ALL BEARINGS/COORDINATES REFER TO GRID NORTH U.S. STATE PLANE COORDINATES MAINE 2000 WEST ZONE.

2. ALL BOOK AND PAGE NUMBERS REFER TO THE SAGADAHOCH COUNTY REGISTRY OF DEEDS (SORD) UNLESS OTHERWISE NOTED.

3. THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED WITH A 5" TOTAL STATION THEODOLE AND/OR SURVEY GRADE GPS EQUIPMENT IN JULY 2023.

4. OWNER OF RECORD: HILLHOUSE, INC. TAX MAP 15 LOT 9
— SEE DEED FROM JOHN T. & MARGARET V. VOORHEES DATED AUGUST 07, 1973, RECORDED IN BOOK/PAGE 592/613
— SEE DEED FROM MARGARET M. VOORHEES DATED OCTOBER 17, 2000, RECORDED IN BOOK/PAGE 1807/084.

5. PLAN REFERENCES:
a) PROPERTY SURVEY FOR HILLHOUSE, INC., WHISKEAG ROAD, NORTH BATH, MAINE BY HOWARD F. BABBIQUE, PLUS DATED 07/26/1973, SORD PLAN 09/51A
b) STANDARD BOUNDARY SURVEY OF PORTION OF LAND OF HILLHOUSE, INC. TO BE CONVEYED TO JOHN T. VOORHEES, JR. AND MARY LOU CLOUT BY BRUCE VAN NORD, PLUS DATED AUGUST 1989, SORD PLAN 27/27
c) PLAN SHOWING PORTION OF MAINE M. MCCABE, EAST BRUNSWICK ROAD, BATH, ME (SORD PLAN 15 LOT 5) TO BE CONVEYED TO MARY M. MCCABE BY CLYDE A. CLINTON, A. DAVIES, ET UX, ON WHISKEAG ROAD, NORTH BATH, MAINE BY LEON F. ROULLARD, PLUS DATED MAY 1974, SORD PLAN 10/55

6. THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYORS' STANDARDS, 104 CMR 11.000, INCLUDING EXCEPTIONS:
— NO SEPARATE SURVEYOR'S REPORT

NOTES

GRID NORTH
U.S. STATE PLANE
MAINE 2000 WEST ZONE

0 100 200

FOR SALE | SENIOR LIVING FACILITY

166 Whiskeag Road | Bath, ME



SUBJECT PROPERTY



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