



2,180± SF building

1± acre site

**Across from University of
Maine's east entrance**

200±' frontage

**Near Orchard Trails
student living complex**



FOR SALE

- What:**
- 2,180± SF block building on 1± acre
 - Currently University Credit Union Technology Center
- Where:**
- 99 Park Street (Route 2)
 - Across from the University of Maine's east entrance
 - Positioned in front of Orchard Trails
 - Diagonally across from Bangor Savings
- Site Size:** 1.03± acres
- Frontage:** 200±' on Route 2
- Zone:** Commercial 2
- Broker:** John Doyon, CCIM
(207) 772-8300 direct
(207) 358-7913 direct fax
john@malonecb.com



MALONE

Commercial and Investment Real Estate

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PROPERTY SUMMARY

The University Credit Union Technology Center is a 2,180 square foot block building on a one acre parcel of land and located on Park Street (Route 2) directly across from the University of Maine's east side entrance. It is also positioned in front of Orchard Trails, an independent living community for the university. Orchard Trails has 144 units with four students per living per unit for a total of 576± students. It is diagonally across from Bangor Savings Bank and adjoins a large commercial building which is currently vacant.

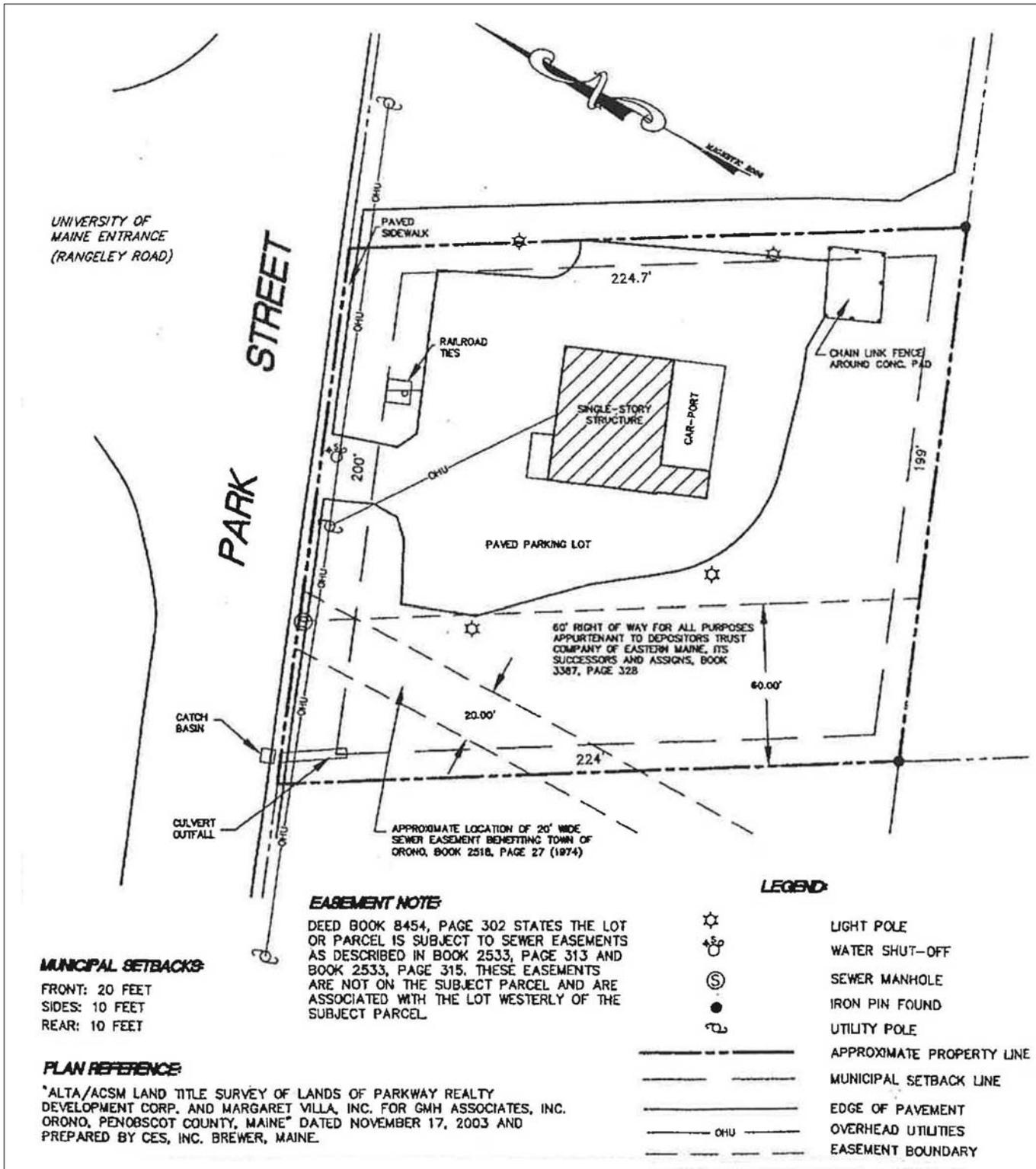


With a population of about 10,000 people, Orono is the home of the University of Maine's flagship campus featuring several colleges with nationally acclaimed undergraduate and graduate research oriented programs with its engineering and forestry departments being particularly well known. The Orono campus has a student enrollment of approximately 12,000 students.

ADDRESS:	99 Park Street, Orono ME 04469	FLOORING:	Carpet over slab
OWNER:	University Credit Union	RESTROOMS:	2
ZONE:	Commercial 2	LIGHTING:	Fluorescent
SITE:	1.03± acres	ELECTRIC:	200 amps, 3-phase
BUILDING SIZE:	2,180± SF	WATER & SEWER:	Municipal
STORIES:	1	HVAC:	Roof mounted system. Natural gas heat and electric A/C
CURRENT USE:	Technology center for UCU (relocating to new headquarters)	ALTERNATIVE HEAT:	A 5-zone oil-fired furnace with baseboard hot water heat is in place but no longer connected. Condition is assumed to be good but not confirmed.
DEED:	Penobscot Registry of Deeds Book 9492, Page 128 (See Restrictive Covenants next page)	ASSESSED VALUE:	96,200.00 Land <u>199,800.00</u> Building \$ 296,000.00
CONSTRUCTION	Block	MAP & LOT #:	Map 20-001, Log 45
EXTERIOR:	Vinyl	REAL ESTATE TAXES:	\$ 6,393.60
FOUNDATION:	Slab	PARKING:	22± unlined spaces
ROOF:	Asphalt (new in 2004±)	SALE PRICE:	\$ 375,000.00
CEILINGS:	2 x 2 revealed edge predominantly tiles; 7.5±' height with what appears to be another 2±' above ceiling tiles	BROKER:	John Doyon, CCIM (207) 772-8300 direct (207) 358-7913 direct fax john@malonecb.com

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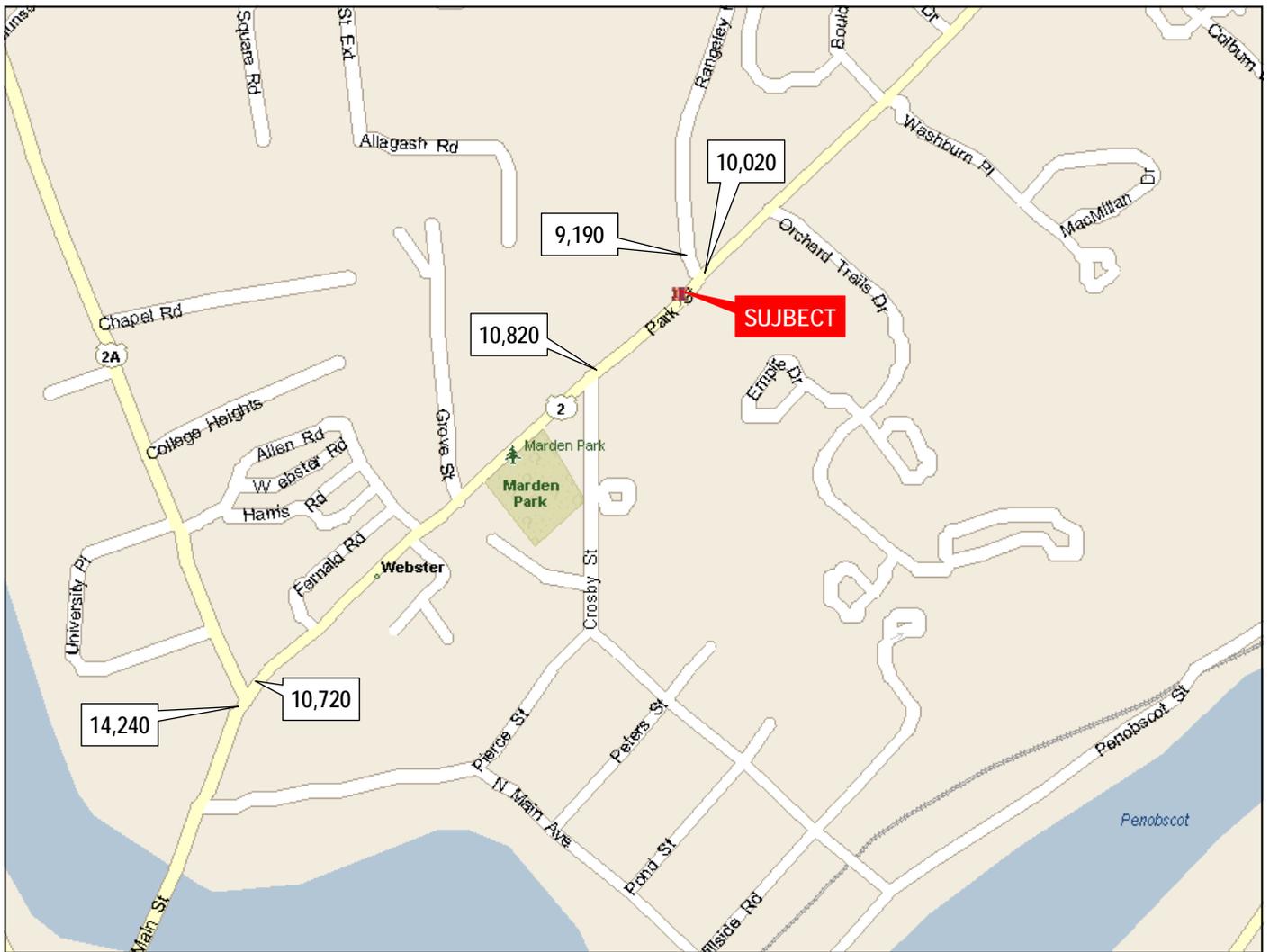




BUILDING CONFIGURATION: (4) private offices, (1) air-conditioned IT room, large open staff room, canteen or copy room, utility room, (2) restrooms

RESTRICTIVE COVENANTS: The property will be conveyed with a restrictive covenant for a period of time prohibiting uses for a bank, credit union and/or supervised lender.

GENERAL AREA



Figures above are AADT (Annual Average Daily Traffic)

Source: Traffic Volume Counts Report, Maine Transportation Count Book 2011 pg 43-44, State of Maine, Dept. of Transportation, Traffic Engineering Division, published 4/02/12.



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