

FOR SALE | WAREHOUSE/LIGHT MFG. / RETAIL / RESIDENTIAL
MIXED USE PROPERTY

2 ANCHOR ROAD, BATH, MAINE



Unique real estate offering with retail,
warehouse/workspace and
residential components

6,421± SF on 1.5± acres

237 feet of water frontage

Excellent for an owner-user

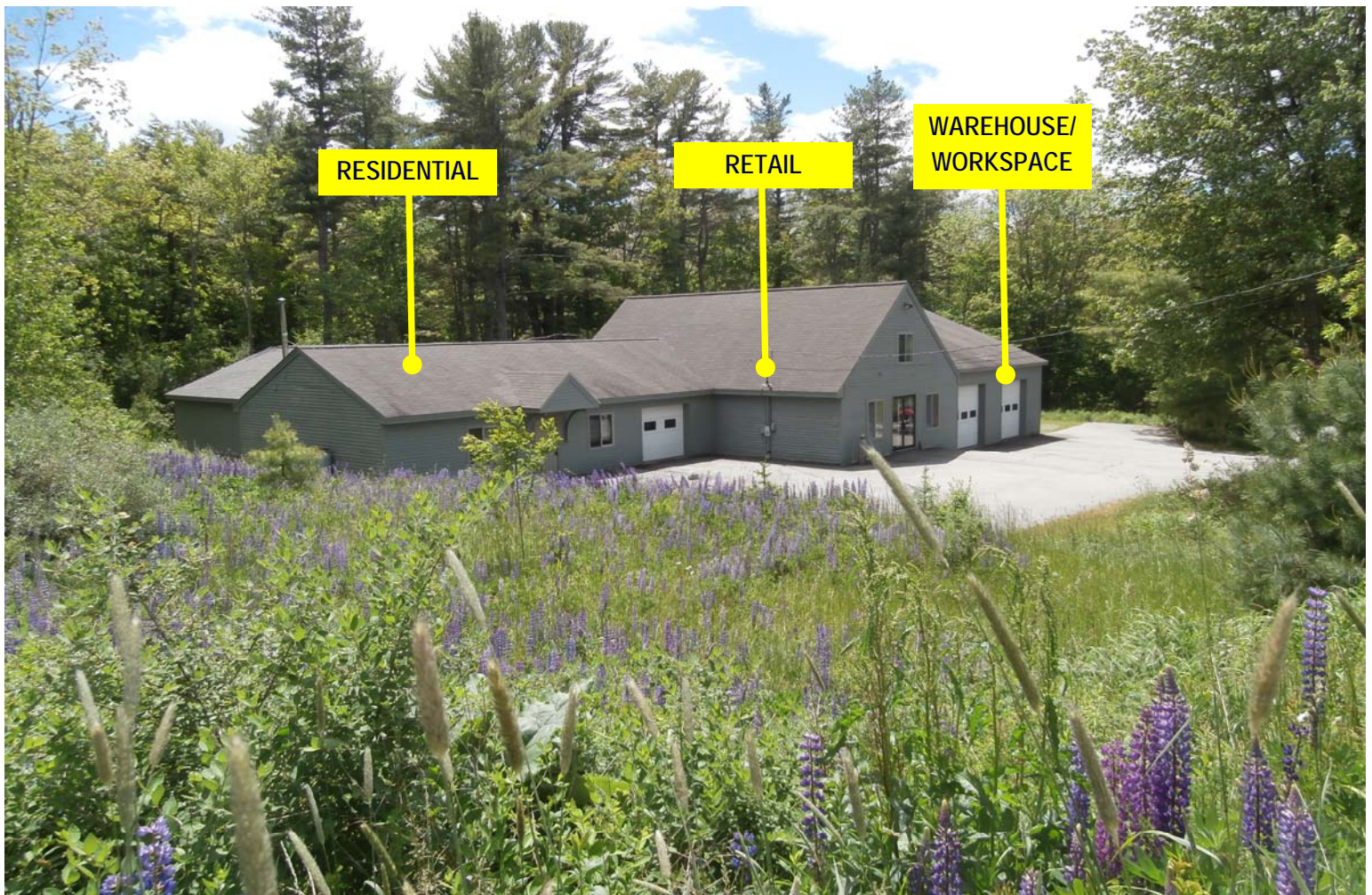
Minutes from Downtown Historic Bath

SITE SIZE:	1.5± acres
FRONTAGE:	276' on Congress Ave. 310±' on Anchor Rd.
ZONE:	C2 (Mixed Commercial & Residential District)
BUILDING SIZE:	6,421± SF



MIKE ANDERSON
207.358.7028 direct
207.774.5114 fax
mike@malonecb.com

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



HIGHLIGHTS

- Very well maintained building with nice finishes in the residential portion with contemporary amenities in a private setting.
- The residential portion of the building may be converted to more warehouse/workspace or an office.
- 237 feet of water frontage along Mill Pond Stream.
- C2 (Mixed Commercial & Residential) district offers many permitted uses.



Stream frontage



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Property Summary

2 ANCHOR ROAD, BATH, MAINE



BUILDING SQ FOOTAGE	1,631± SF (Residential)	1,500± SF (Retail-1st Floor)	1,840± SF Warehouse
BREAKDOWN:	<u>450± SF</u> (Attached car garage)	<u>1,000± SF</u> (Retail-2nd Floor)	/Workspace
	2,081± SF Residential Portion	3,500± SF Retail Portion	

TOTAL SF: 6,421±

USE:	Warehouse/workspace (light mfg.), retail, residential
SITE SIZE:	1.5± acres
FRONTAGE:	276±' on Congress Ave.; 310±' on Anchor Rd.; 237±' Mill Pond Rd.
ZONE:	C2 Mixed Commercial & Residential District
BUILT:	1996; part of the residence was added in 2011
STORIES:	1 except for retail portion of the building
CONSTRUCTION:	Concrete exterior walls with insulation on both sides of the wall. Wood trusses for the roof.
FOUNDATION:	Concrete
EXTERIOR:	Wood clapboards
ROOF:	Shingle
FLOORING:	Concrete
LIGHTING:	Fluorescent in commercial portions
HVAC:	<ul style="list-style-type: none">• (3) zones radiant floor heating. Oil burner services radiant floor heat for the warehouse, retail and residential garage and part of the residence itself.• Rinnai heater services the addition to the residences which was built in 2011.• The woodstove is ancillary heating (more of ambiance) to the addition of the residence.
ELECTRICAL:	200 amp (building has one meter)
RESTROOMS:	1 in commercial section; 1 full bath with shower & separate tub in residence
WATER/SEWER:	Municipal
SECURITY SYSTEM:	No security system in the building other than an outside motion sensor light
SPRINKLER:	None

Continued next page



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Property Summary (continued)

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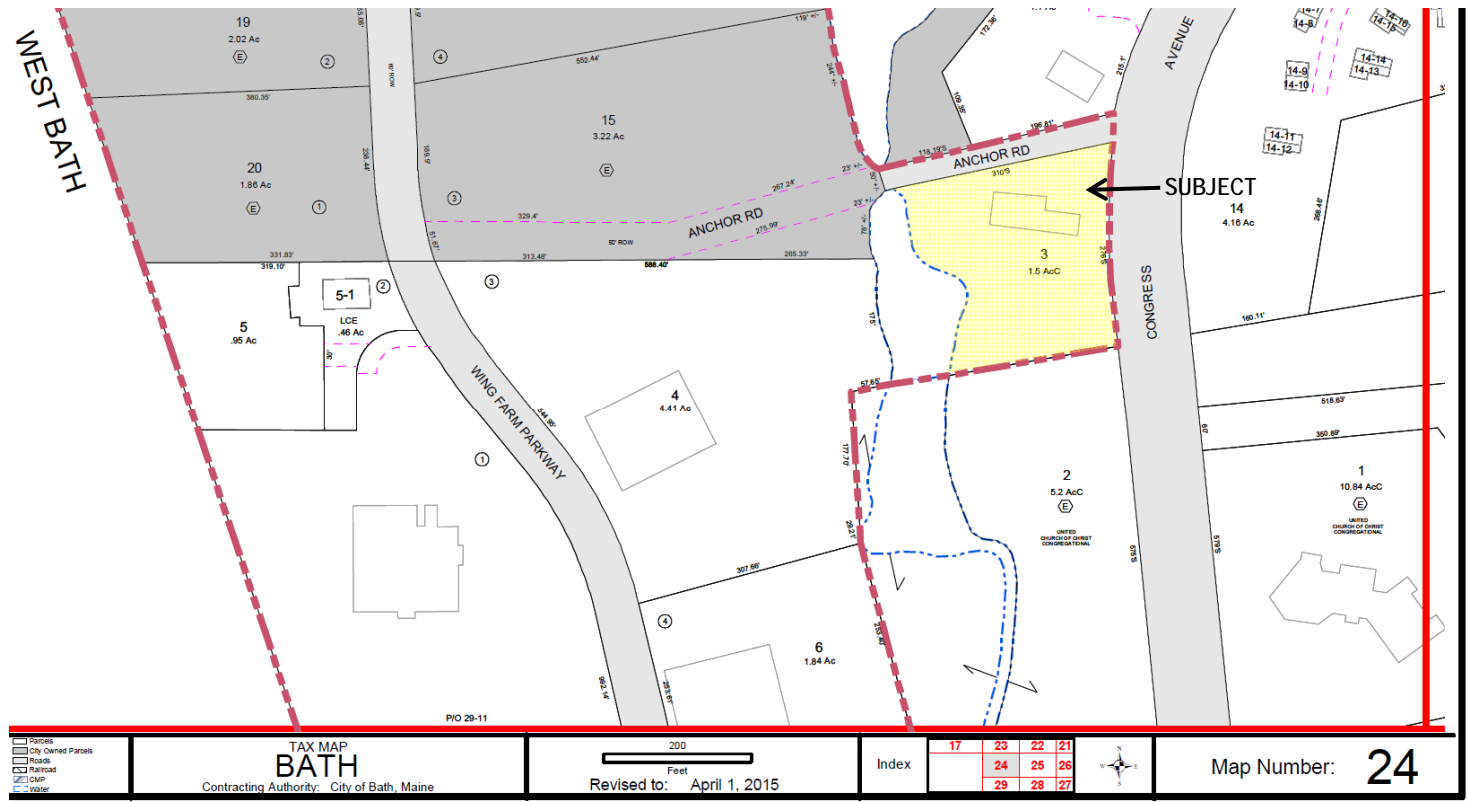
SIGNAGE:	Street pylon, building
LOADING/UNLOADING:	(3) overhead doors
PARKING:	On-site
ASSESSOR REFERENCE:	Map 24, Lot 3
DEED REFERENCE:	Sagadahoc Co. Registry of Deeds Book 2986, Page 42
ASSESSED VALUE:	\$ 83,300 Land + \$322,300 Building = \$405,600
REAL ESTATE TAXES:	\$ 7,991.12
SALE PRICE:	\$ 464,000.00



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Assessor Map (portion)
2 ANCHOR ROAD, BATH, MAINE



MAP 24, LOT 3



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Site Plan

2 ANCHOR ROAD, BATH, MAINE

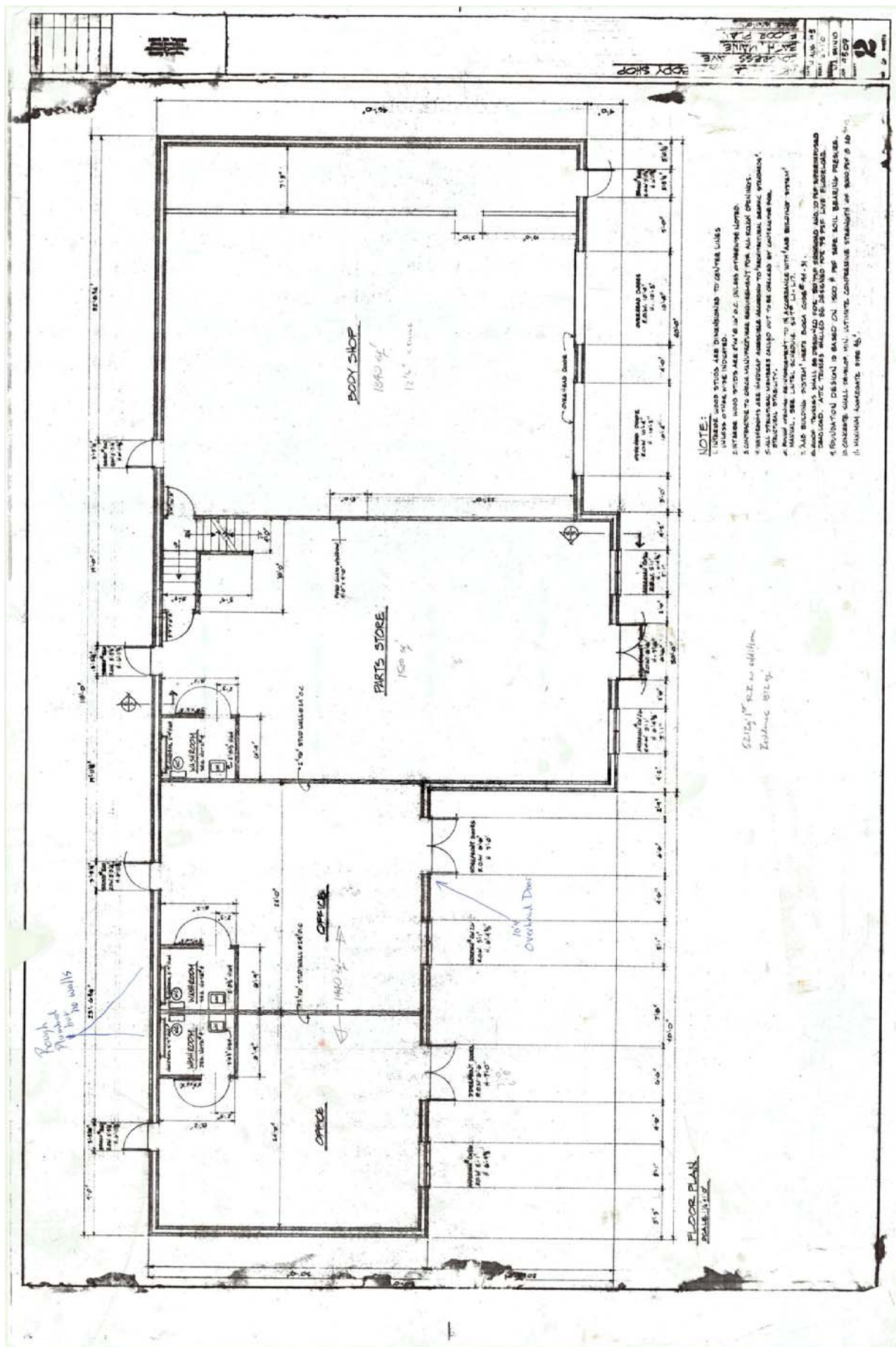


FULL SIZE PLAN AVAILABLE

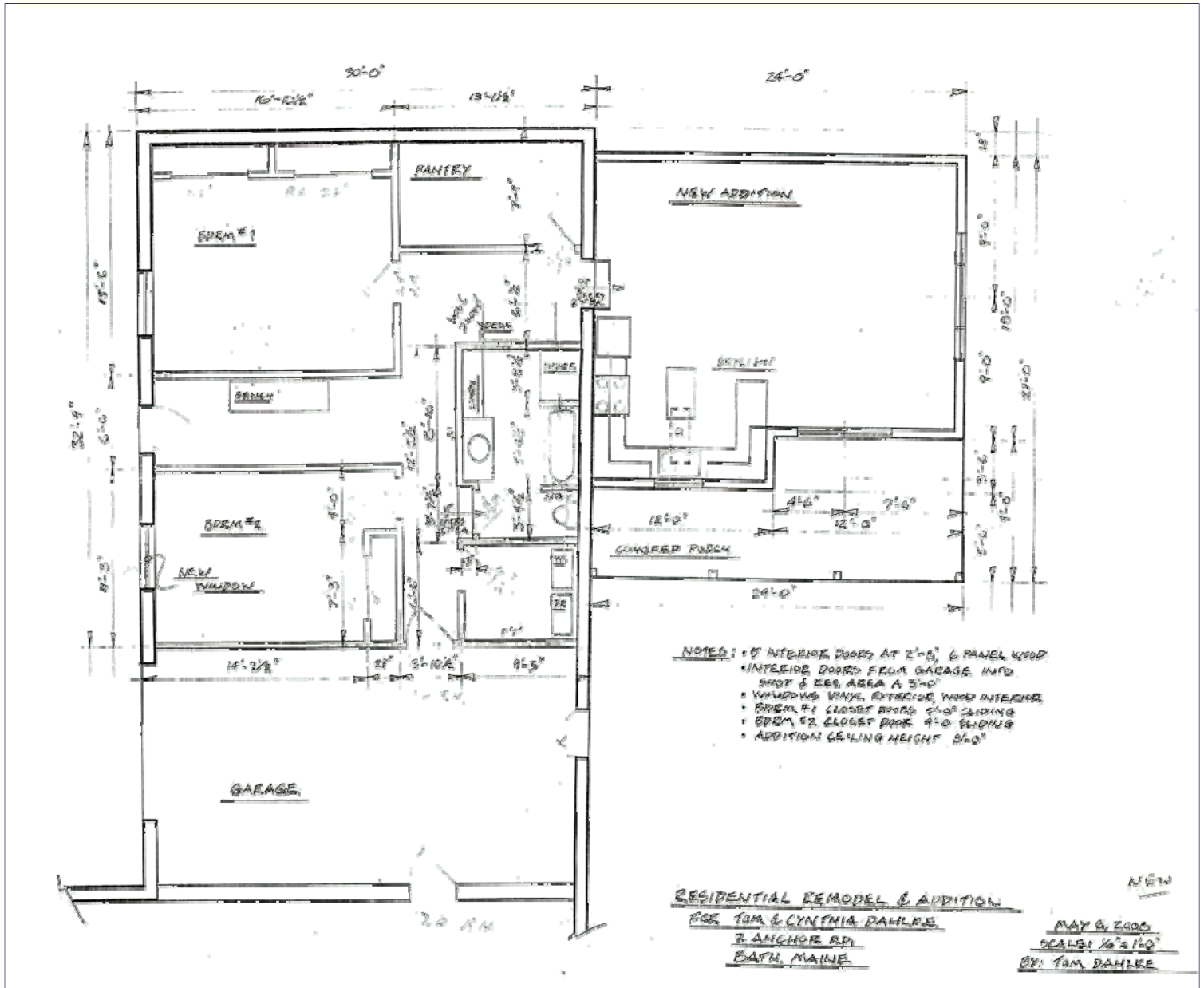


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FULL SIZE PLAN AVAILABLE



FULL SIZE PLAN AVAILABLE



RESIDENCE



RETAIL & WAREHOUSE/WORKSPACE



BATHROOM



DINING



BEDROOM (1 of 2)



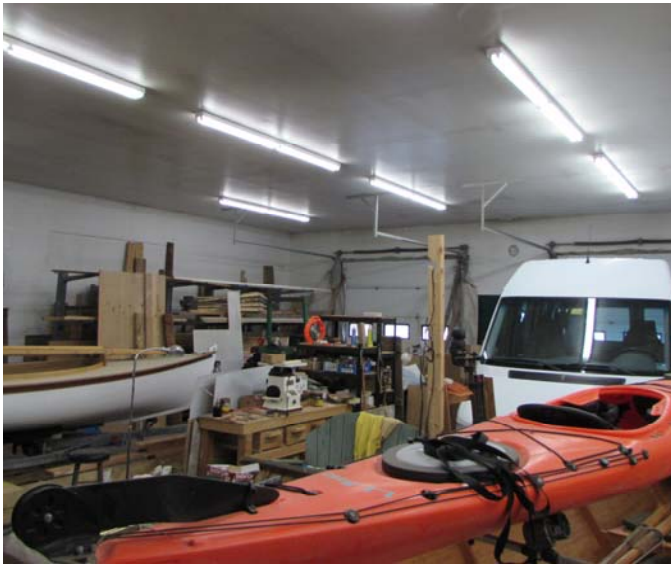
LIVING



KITCHEN



LAUNDRY



WAREHOUSE



WORKSPACE



RETAIL

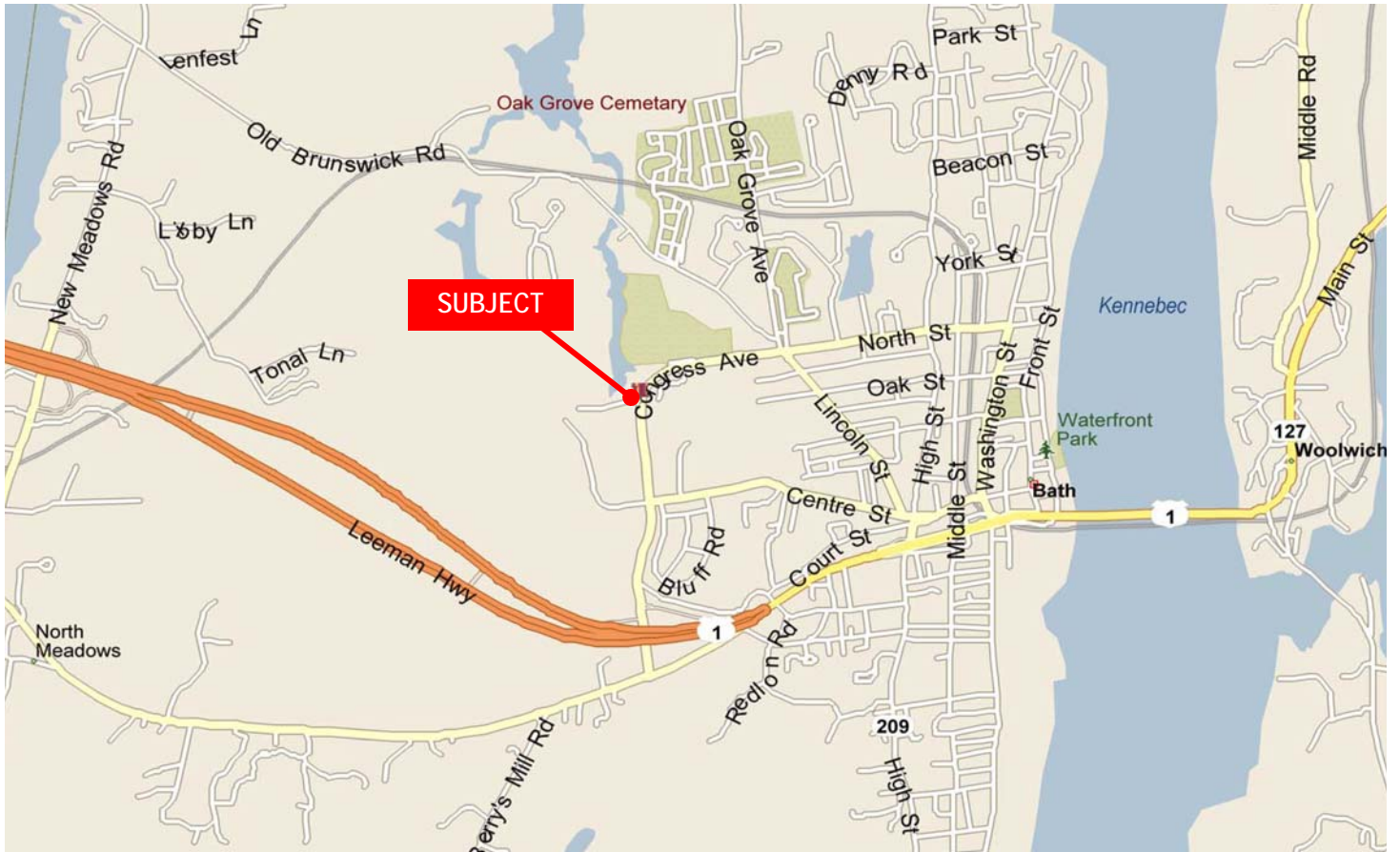
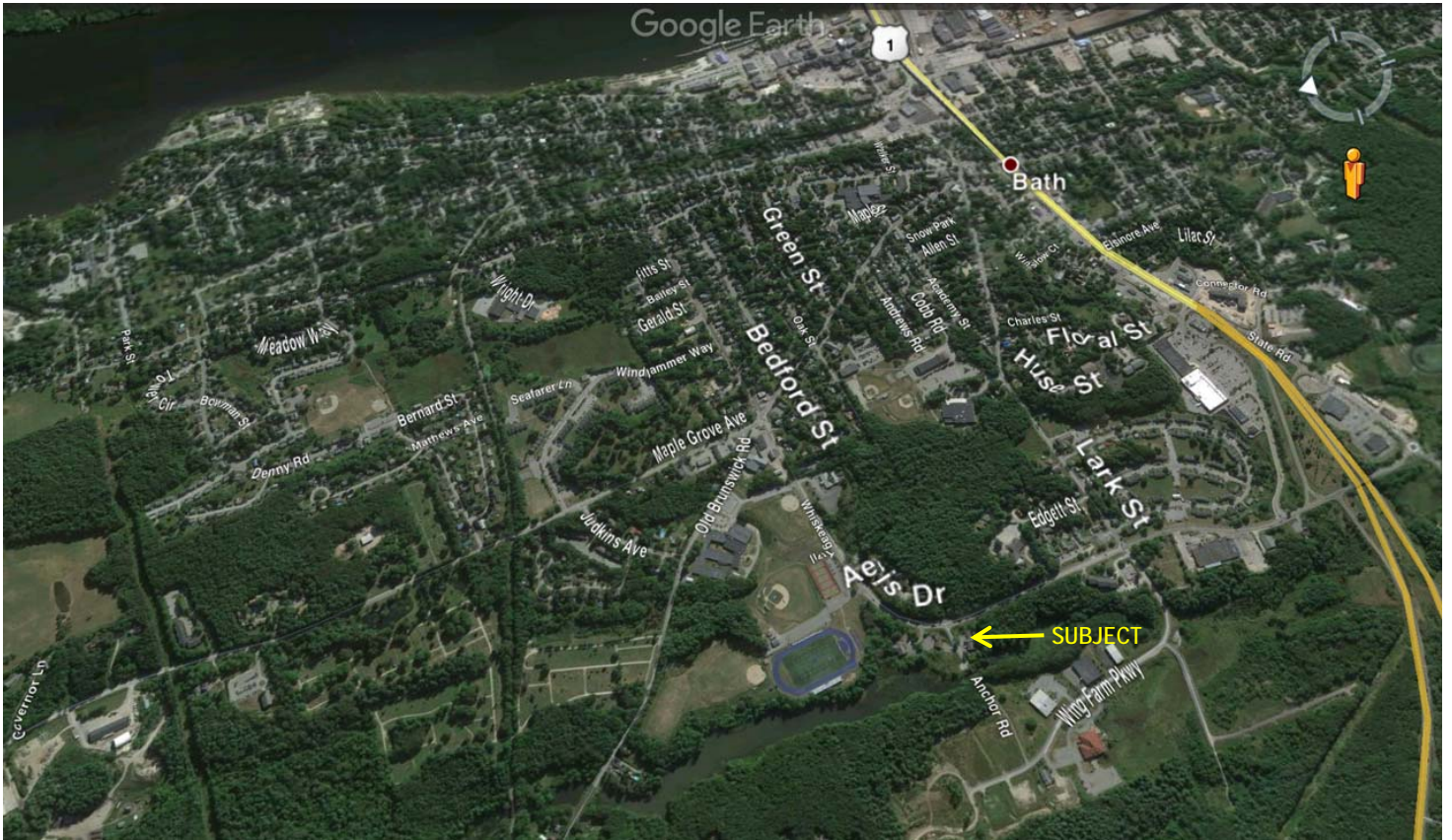


2ND FLOOR / RETAIL BUILDING



General Area

2 ANCHOR ROAD, BATH, MAINE



PROPERTY DISCLOSURE ADDENDUM
(Non-Residential Properties)

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

REAL ESTATE: 2 Anchor Road, Bath, ME

SELLER: Tom Dahlke

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.

An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. _____. The underground facility _____ has _____ has not been abandoned in place.

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the above-referenced Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

Material defects pertaining to the physical condition of the property:

None

(attach additional sheets as necessary)

The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date.

Date: June 7, 2016

Seller: Tom Dahlke

Seller: _____

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum prior to the preparation of an offer to purchase the Real Estate.

Date: _____

Buyer: _____

Buyer: _____



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Malone Commercial Brokers, 5 Moulton Street Portland, ME 04101
Phone: (207)772-2422 Fax: Mark Malone

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SELLER'S PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between the Seller and any Buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

PROPERTY LOCATED AT: 2 Anchor Road, Bath, ME

SECTION I. WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system? No problems known
Pump: Yes No N/A Quantity: Yes No Unknown
Quality: Yes No Unknown

If YES to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? Yes No
IF YES: Date of most recent test: N/A Are test results available? Yes No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes No
IF YES, are test results available? Yes No
What steps were taken to remedy the problem? N/A

• IF PRIVATE:

INSTALLATION: Location: N/A
Installed BY: N/A DATE of Installation: N/A
USE: Number of Persons currently using system? N/A
Does system supply water for more than one household? Yes No Unknown

COMMENTS: N/A
Source of SECTION I information: Seller

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public Holding tank that pumps to city waste lines Unknown

• IF PUBLIC OR QUASI-PUBLIC:

Have you had the sewer line inspected? Yes No If yes, what results: N/A
Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem? _____

• IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Other: _____
Tank Size: 500 Gal. 1000 Gal. Unknown Other: _____
Tank Type: Concrete Metal Unknown Other: _____
Location: Rear of building in ground OR Unknown Date of Installation: 1996
Date Last Pumped: It pumps to city lines when triggered Name of Company Pumping Tank: N/A
Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: Roughly 2 years ago the holding tank pump was replaced. No other known issues

Date of Last Servicing of tank: Never Name of Company Servicing Tank: N/A

LEACH FIELD: Yes No Unknown

IF YES: Location: N/A
Date of installation of leach field: N/A Installed by: N/A
Date of Last Servicing of leach field: N/A Name of Company Servicing leach field: N/A
Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem & what steps were taken to remedy: N/A

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? Yes No
IF YES, is it available? N/A

Is System located in a Shoreland Zone? Yes No Unknown

Is System located in a Coastal Shoreland Zone? Yes No Unknown

COMMENTS: Holding tank pumps to public sewage.
Source of SECTION II information: Seller

2016 Page 1 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials _____
Malone Commercial Brokers, 5 Moulton Street Portland, ME 04101 Phone: (207)772-2422 Fax: _____ Mike

SECTION III. HEATING SYSTEM(S)/SOURCES(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Oil Boiler	Rinnai Propane Heater in residence	Wood stove in residence	
Age of system(s)/source(s)	20 years old	2011	2011	
Name of company that services system(s)/source(s)	Kaler	Downeast	None	
Date of most recent service call	June 2016. Cleaned in fall 2015	No service needed to date	None	
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	June '14 - June '15: 1,077.1 gallons (Per Kaler, the oil supplier (didn't list June '15-'16 because owner was not fully occupying the building)	June '13-'14: 141 gallons June '14-'15: 76.10 gallons June '15-'16: 100 gallons	Unknown amount of wood used - this is an ancillary heating source.	
Malfunction per system(s)/source(s) within past 2 years	Ignitor was replaced in March 2016	None	None	
Other pertinent information	regularly serviced every 1-1.5 yrs. Radiant floor heating	None	Used only as supplemental/ambiance	

Is there an oil supply line? Yes No Unknown Is it buried? Yes No Unknown Is it sleeved? Yes No Unknown
 Chimney(s): Yes No If yes, lined: Yes No Unknown Last Cleaned: N/A
 Is more than one heat source vented through one flue? Yes No Unknown Had a chimney fire: Yes No Unknown
 Has chimney been inspected? Yes No Unknown; If Yes, when: N/A Direct/Power Vnt: Yes No Unknown
 COMMENTS: Oil supply line is from oil tank to the oil boiler in the basement. Nothing outside to the best of our knowledge
 Source of SECTION III information: Seller, Kaler Oil and Downeast Energy

SECTION IV. HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

- A. UNDERGROUND STORAGE TANKS - Current or previously existing:
 Are there now, or have there ever been, any underground storage tanks on your property? Yes No Unknown
 IF YES: Are tanks in current use? Yes No Unknown
 IF NO above: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? This tank is a holding tank for sewage which gets pumped out to public sewer. It's not a fuel tank or hazardous material tank
 Age of tank(s): 1996 Size of tank(s): Seller believes the tank is 1,000 gallons
 Location: In the rear of the building buried in the ground
 Have you experienced any problems such as leakage? Yes No Unknown Have experienced no leaking to seller's knowledge. Replaced the pump within the last 2 years.
 Are tanks registered with the Dept. of Environmental Protection? Yes No Unknown
 If tanks are no longer in use, have tanks been abandoned according to D.E.P.? Yes No Unknown
 COMMENTS: To reiterate, this is a holding tank for waste water/sewage that is then pumped out to public sewage.
 Source of information: Seller
- B. ASBESTOS - Current or previously existing:
 • as insulation on the heating system pipes or duct work? Yes No Unknown
 • in the siding? Yes No Unknown • in the roofing shingles? Yes No Unknown
 • in flooring tiles? Yes No Unknown • other: _____ Yes No Unknown
 Source of information: Seller
 COMMENTS: _____
- C. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: _____ By: _____
 Results: _____ If applicable, What remedial steps were taken? _____
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: _____
 Source of information: _____
- D. RADON/WATER - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: N/A By: N/A
 Results: N/A If applicable, What remedial steps were taken? N/A
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: There has never been radon testing at this building
 Source of information: Seller
- E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)
 Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? Yes No Unknown
 Unknown but possible due to age
 IF YES, describe location and the basis for the determination: N/A
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards: Yes No
 IF YES, describe: _____
 Are you aware of any cracking, peeling or flaking paint? Yes No
 COMMENTS: No known lead paint. Building was built after 1978
 Source of information: Seller

PROPERTY LOCATED AT 2 Anchor Road, Bath, ME

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown OTHER: _____
LAND FILL: Yes No Unknown
RADIOACTIVE MATERIAL: Yes No Unknown
Source of information: Seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V. GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private way, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

IF YES: Explain: The deed references an easement in Book 1048 Page 41 of the Sagadahoc County Registry for a public road way. Please consult a title expert to fully understand this

What is your source of information: Sagadahoc Registry of Deeds. Seller has experience no situations regarding this easement

Are there any tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront? Yes No Unknown

IF YES: Explain: Homestead Tax Exemption Forest Management and Harvest Plan available? Yes No Unknown

• Is this house currently covered by a flood insurance policy? Yes No Unknown

• Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: N/A

• Year Principal Structure Built: 1996. Residence portion built in 2011 What year did Seller acquire property? 2008

• Roof: Year Shingles/Other Installed: 1996 and 2011 (for the original construction and newer construction respectively)

Water, moisture or leakage: No

Comments: No roof issues with the current owner. Regular maintenance was completed as needed (replaced shingles where needed, etc.)

• Foundation/Basement: Sump Pump: Yes No Unknown Comments: _____

Water, moisture or leakage since you owned the property: Yes No Unknown Comments: _____

Prior water, moisture or leakage? Yes No Unknown Comments: Previous owner referenced some leakage prior to installing sump pump. Current owner has never experienced any problems.

• Mold: Has the property ever been tested for mold? Yes No Unknown If YES, are test results available? Yes No

• Electrical: Fuses Circuit Breaker Other: _____ Unknown

• Has all or a portion of the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No

• Manufactured Housing: Mobile Home - Yes No Unknown Modular - Yes No Unknown

• KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____
None known

Source of SECTION V information: Seller

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

SECTION VI. ADDITIONAL INFORMATION

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

SELLER DATE

SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE

BUYER DATE



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Mike EQUAL HOUSING OPPORTUNITY