

# **LAND FOR SALE**

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



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P.O. Box 2444 Bangor, ME 04402  
(207) 945-6222  
[www.epsteincommercial.com](http://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	<b>SOLD</b>
4	4.74	<b>SOLD</b>
6	1.47	<b>SOLD</b>
8	1.87	<b>SOLD</b>
9	1.55	<b>SOLD</b>
10	2.80	\$175,000
17	2.30	\$98,300
19	1.57	<b>SOLD</b>
20	1.51	<b>SOLD</b>
21	2.07	<b>SOLD</b>
22	3.05	<b>SOLD</b>
23	1.40	<b>SOLD</b>
24	4.61	<b>SOLD</b>
25	1.33	<b>SOLD</b>
26	1.99	\$88,900
27	1.50	<b>SOLD</b>
28	2.64	\$109,200
29	1.94	\$87,400
30	2.41	\$102,200



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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	<b>SOLD</b>
34	6.05	<b>SOLD</b>
35	4.15	<b>SOLD</b>
36	2.64	<b>SOLD</b>
37	3.35	<b>SOLD</b>

**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, 29, 30, 31, 32

**ZONING:**

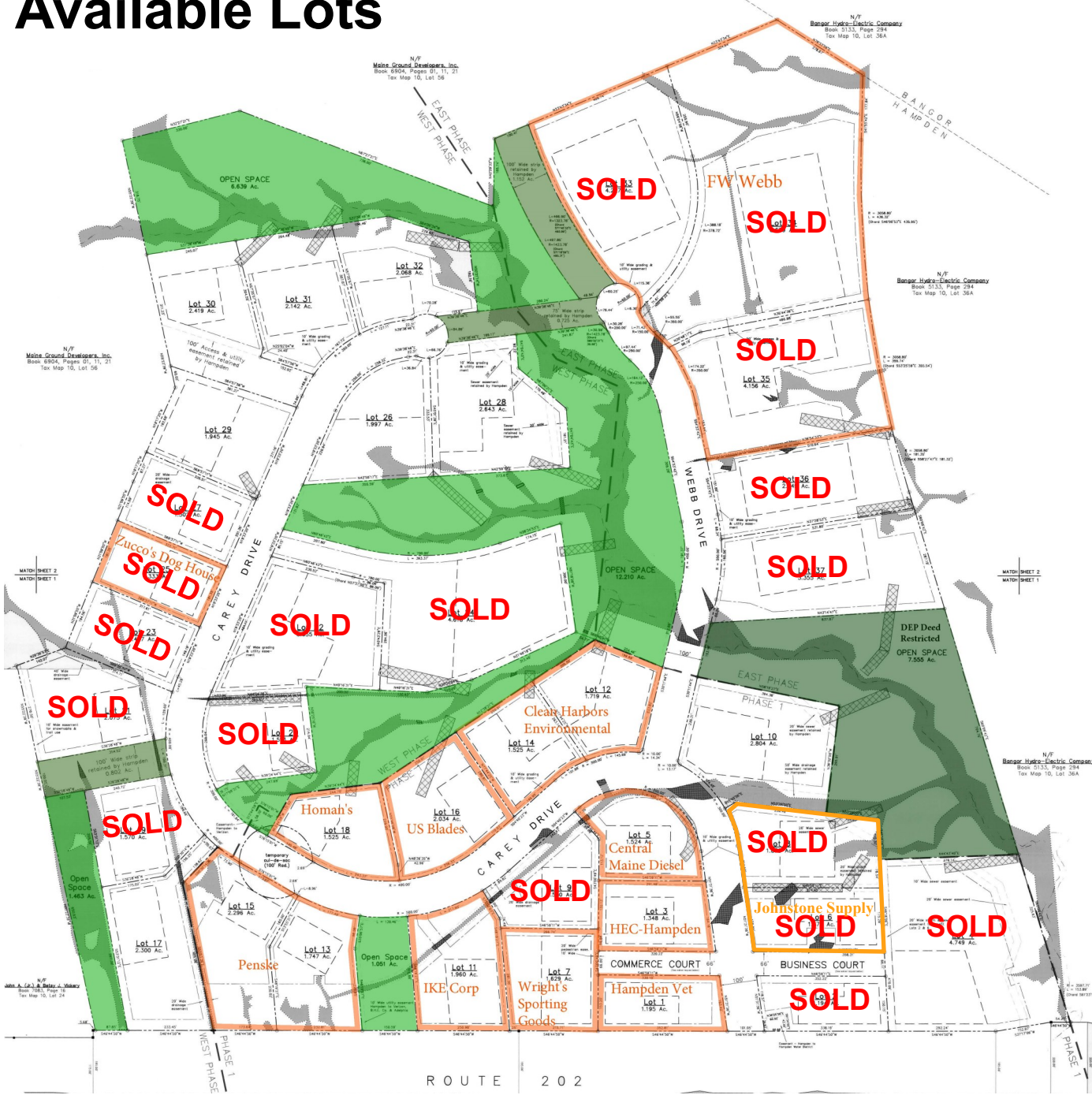
Industrial Park (IA)




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# Available Lots



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