

Private Detail Report

MLS #: 1638007  
Status: Active

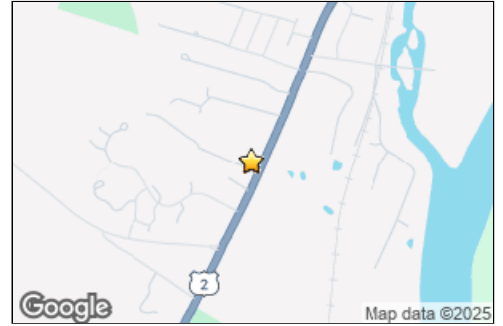
County: Penobscot  
Property Type: Commercial

List Price: \$549,000  
Original List Price: \$549,000



291 Main Street  
Orono, ME 04473-3439

List Price: \$549,000  
MLS#: 1638007



General Information

Year Built +/-: 1920      Lot Size Acres +/-: 0.82      Sqft Fin Total +/-: 3,526  
Sub-Type: General Commercial

Land Information

Leased Land: No      Waterfront: No      Zoning: Mixed USe  
Surveyed: Unknown      Water Views: No      Zoning Overlay: No  
Lot Size Acres +/-: 0.82

Interior Information

Leases: Yes      Total # Floors: 2      Year Built +/-: 1920  
Maximum Floor Capacity: 3,526      Ceiling Height +/-: 9  
Total SqFt: 3,526

Property Features

|  |  |  |
|--|--|--|
| <b>Utilities:</b> Utilities On: Yes  | <b>Basement:</b> Dirt Floor; Partial; Sump Pump;           | <b>Heat System:</b> Forced Air; Heat Pump          |
| <b>Building:</b> Cable; Generator; Storage   | <b>Construction:</b> Unfinished                            | <b>Heat Fuel:</b> Electric; Oil                    |
| <b>Features:</b>   | <b>Foundation:</b> Wood Frame                              | <b>Water:</b> Public                               |
| <b>Parking:</b> 21+ Spaces; On Site; Paved   | <b>Materials:</b> Pillar/Post/Pier; Poured Concrete; Stone | <b>Sewer:</b> Public Sewer                         |
| <b>Location:</b> Bus Line; Business District; Near Shopping; Near Turnpike/Interstate; Public Transport Access | <b>Exterior:</b> Vinyl Siding                              | <b>Accessibility Amenities:</b> 32 - 36 Inch Doors |
| <b>Electric:</b> Circuit Breakers  | <b>Roof:</b> Pitched; Shingle                              |  |
| <b>Gas:</b> Bottled; Unknown   |  |  |

Tax/Deed Information

Book/Page 13950/249      Full Tax Amt/Yr: \$6,979/ 2025      Map/Block/Lot: 31//014  
Tax ID: ORON-031001-000000-000014

Remarks

**Remarks:** Beautiful facility with a great location situated on a large lot in Orono, operating as Sanctuary Spa and Wellness Center. Business consists of a complete array of service providers including Hair salon, Nail Salon, Massage Therapists, Reiki Healing, etc., with a total of 25 providers in this well appointed location. Facility is a former medical office with ample space within its 3526+/- sq. ft. with many improvements including updated electrical, plumbing, windows, new 28,000 Watt Generator, new Hybrid Water Heater, Heat Pumps for heat and cooling, ample water sourcing and lots of parking. Seller will include most FF and E with an acceptable offer, making this a TURN KEY transaction!! Whether an investor or looking for an ownership opportunity within an active spa, please call TODAY!

**Showing Instructions:** BrokerBay; Call Listing Broker; Email Listing Broker; Listing Agent Must Accompany; Notice Required; Text Listing Agent

Listing/Agent/Office Information

|   |                              |                                    |
|---|------------------------------|------------------------------------|
| Listing Agreement: <b>Exclusive Right To Sell</b> | List Date: <b>09/12/2025</b> | Expiration Date: <b>03/09/2026</b> |
| Days On Market: <b>0</b>                          | Withdrawal Date:             | Pending Date:                      |
|   |                              | Terminated Date:                   |

|   |                |              |              |                              |
|---|----------------|--------------|--------------|------------------------------|
| <b>Name</b>                               | <b>Primary</b> | <b>Cell</b>  | <b>Fax</b>   | <b>E-mail</b>                |
| <b>LA:</b> John Birmingham (017170 )      | 207-947-3363   | 207-356-9770 |              | johnbirmingham@eradawson.com |
| <b>LO:</b> ERA Dawson-Bradford Co. (1122) | 207-947-6788   |              | 207-941-9866 |                              |

Prepared by ERA Dawson-Bradford Co. on Wednesday, September 17, 2025 3:56 PM.

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