

Public Detail Report

MLS #: 1677170

County: Penobscot

Seasonal: No

List Price: \$329,900

Status: Active

Property Type: Land

Original List Price: \$329,900

Directions: Bangor to Hammond Street/Route 2 toward Hermon. Turn Right after the Bark House onto Contractor Drive. Lot 3 is directly straight of you as you turn onto Contractor Drive, Sign is up.



Lot 3 Contractor Drive
Hermon, ME
04401

List Price:
\$329,900
MLS#: 1677170



Land Information

Surveyed:	Yes	Waterfront:	No	Road Frontage +/-:	200
Lot Size Acres +/-:	4.1	Water Views:	No	Source of Road Frontage:	Public Records
Source of Acreage:	Public Records			Road Frontage	Approved
Mobile Homes Allowed:	No			Oth Src:	Subdivision
				Zoning:	Industrial
				Zoning Overlay:	Unknown

Property Features

Driveway:	No Driveway	Electric:	No Electric	Transportation:	Major Road Access; Near Airport
Parking:	Other Parking	Gas:	No Gas	Roads:	Public
Location:	Business District; Intown; Near Country Club; Near Golf Course; Near Town; Near Turnpike/Interstate	Water:	None	Site:	Level; Wooded
		Sewer:	None		
Restrictions:	Other Restrictions				

Tax/Deed Information

Book/Page/Deed:	10595/1/Partial	Full Tax Amt/Yr:	\$1/ 2026	Map/Block/Lot:	023//061
Deed/Conveyance Type Offered:	Warranty	School District:	Hermon Public Schools	Tax ID:	Lot3ContractorDriveHermonME04401

Remarks

Remarks: Prime Commercial Development Opportunity in Hermon, Maine. Highly visible 4.10-acre industrial lot 3 on Contractor Drive in Hermon, just off Hammond Street/Route 2 and directly across from the major Amazon warehouse construction project currently underway. This level, wooded development-ready property offers excellent accessibility and visibility, with electricity available and public water and sewer at the street. The property is approved as part of a subdivision, offering an excellent opportunity for commercial or industrial development. With only two lots remaining in this approved subdivision, this is a limited opportunity to establish a business in one of Hermon's growing commercial areas. The lot offers prime road frontage on Contractor Drive with strong exposure from Hammond Street/Route 2, making it an ideal location for businesses seeking visibility, accessibility, and convenient customer and employee access. Its location directly across from the Amazon warehouse project further enhances its potential as commercial activity and traffic continue to increase. Located within Hermon's industrial/business district, the property offers potential for a variety of commercial and industrial uses, subject to zoning approval. The surrounding area continues to experience growth, with new businesses and development contributing to increased traffic and economic activity. Convenient access to Interstate 95, Bangor International Airport, Hammond Street, and major regional roadways provides efficient transportation and easy access to the greater Bangor area. With level terrain, available utilities, approved subdivision status, road frontage, high visibility, and a strategic location, this property presents an excellent opportunity for an owner-user, investor, or developer. Secure one of the limited remaining lots and position your business for visibility, convenience, growth, and long-term opportunity.

LO: ERA Dawson-Bradford Co.

Listing provided courtesy of:

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