

MLS #: 1625421

Status: Active

Directions: Hammond Street to Liberty Drive, property is on the right.

County: Penobscot

Property Type: Commercial Info Exch

Private Detail Report

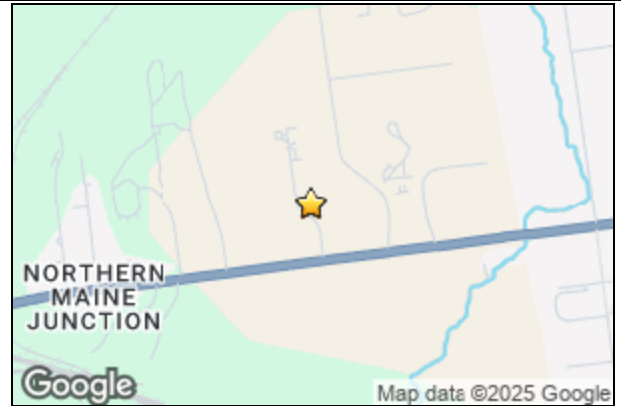
Lease Amount: \$27.71

Original List Price: \$27.71



**17 Liberty Drive  
Hermon, ME  
04401-1130**

**Lease Amt/Terms:  
\$27.71 PSF  
Annual  
MLS#: 1625421**



## General Information

Sub-Type: General Commercial

Sqft Fin Total+/-: 2,100

## Land Information

Zoning: Industrial/Com

## Interior Information

Primary Use: General Commercial

Total # Floors: 1

Total SqFt +/-: 2,100

## Property Features

<b>Location:</b>	Industrial Park; Near Turnpike/Interstate	<b>Heat System:</b>	Forced Air	<b>Electric:</b>	Circuit Breakers
<b>CM/IND Misc Info:</b>	Confidential Listing: No; Confidentiality Statement: Yes	<b>Heat Fuel:</b>	Gas Natural	<b>Gas:</b>	Natural - At Street
<b>Property Uses:</b>	Day Care Facility	<b>Cooling:</b>	Central Air	<b>Sewer:</b>	Public Sewer
<b>Construction:</b>	Wood Frame	<b>Floors:</b>	Laminate; Vinyl	<b>Water:</b>	Public
<b>Basement:</b>	Slab	<b>Parking:</b>	11 - 20 Spaces	<b>Showing Instructions:</b>	Call Listing Broker

## Tax/Deed Information

Full Tax Amt/Yr: \$4,367/ 2024

Map/Block/Lot: 23//10

Tax ID: HERM-000023-000010-000000TF

## Remarks

**Remarks:** Fantastic BUSINESS opportunity to OWN a Prime Day Care Center while leasing the building and property. This opportunity will be through owner financing. The building is 2100 sf, with 8 rooms, 2 bathrooms. Day Care presently has 28 children ages 6 weeks to 5 years. Day Care has the capacity for 34 children, plenty of room for growth. Day Care is wonderfully decorated and filled with quality furniture, equipment, toys and necessities. There are sinks in every room for easy cleanup. Kitchen and laundry. Day Care also has a large mulched outside playground with proper fencing for separation of ages. Large parking and lawn area out front. This is a great opportunity with lots of income potential, all while doing something you love. This opportunity is COMPLETELY turnkey. Contact the listing broker for information and appointments. Confidentiality agreement to be signed for further details and financial information.

**Showing Instructions:** Call Listing Broker  
**Internal Remarks/Contingency:** Monthly lease \$4850 + NNN expenses

## Listing/Agent/Office Information

Lease Agreement:	<b>Exclusive Right To Lease</b>	Lease Agreement Date: <b>05/28/2025</b>	Lease Agreement End Date: <b>11/28/2025</b>		
Days On Market:	<b>0</b>	Withdrawal Date:			
			Pending Date:		
			Terminated Date:		
<b>LA:</b>	<b>Name</b> Stephen Sprague (019281 )	<b>Primary</b> 207-319-8129	<b>Cell</b> 207-319-8129	<b>Fax</b> 207-941-9866	<b>E-mail</b> Stephensprague@eradawson.com
<b>LO:</b>	ERA Dawson-Bradford Co. (1122)	207-947-6788			
<b>CLA:</b>	Catharine {Aimi} Icenogle Baldwin (018396)	207-266-7021	207-266-7021		aimibaldwin@eradawson.com
<b>CLO:</b>	ERA Dawson-Bradford Co.(1122)	207-947-6788		207-941-9866	

Prepared by Stephen Sprague on Thursday, June 05, 2025 12:02 PM.

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