

210 MAINE AVENUE - FARMINGDALE MEDICAL OFFICE BUILDING FOR SALE/LEASE



PROPERTY TYPE: MEDICAL OFFICE BUILDING

BUILDING SIZE: 4,532+/- SF

ACREAGE: .34+/- ACRES

TRAFFIC COUNT: 13,330 AADT17

ZONING: COMMERCIAL

FORMER MEDICAL OFFICE BUILDING

WATER VIEWS OF KENNEBEC RIVER

WELL-MAINTAINED & ADA ACCESSIBLE

PLENTY OF PARKING & EXCELLENT VISIBILITY

SALE PRICE: \$395,000

LEASE RATE: \$13/SF NNN



For more information contact:
DENNIS WHELOCK
207-774-7715
dwheelock@balfourcommercial.com
www.balfourcommercial.com



OWNER	Cynthia Smart
PROPERTY TYPE	Office
BEST OR CURRENT USE	Medical office building
ZONING	Commercial
TRAFFIC COUNT	13,330 AADT17
YEAR BUILT	1928; renovated in 2006
ACREAGE	0.34+/- Acres
BUILDING SIZE	4,532+/- SF
PARKING	12-15 spaces in paved private lot
TAXES/YEAR	\$7,661 (2019-20)
BOOK/PAGE	8360/333
MAP/BLOCK/LOT	22/003
ROAD FRONTAGE	220+/- Ft
UTILITIES: ELECTRIC	Circuit Breakers
SEWER/WATER	Public/Public
HEAT SYSTEM	FHA; Propane
COOLING	Central Air
CONSTRUCTION:	Full basement, vinyl siding, composition roof

OVERVIEW

Large commercial/medical office building located at the corner of Northern Avenue & Busy Route 201 across from the Kennebec River. This location is the former home of the very successful Smart Eye Care business. It is currently vacant and available for your business. The building has been well maintained and includes two floors of space with reception area, four exam rooms, 2-3 pre-test rooms, lab, two restrooms, conference room, ADA lift, and plenty of open space that can be configured to your needs. Plenty of parking and excellent visibility with frontage on Route 201. This property is also available for lease, with the option to lease the entire building or by floor (2,266+/- SF per floor).



Located on the banks of the Kennebec River between Gardiner and Hallowell, Farmingdale is a vibrant residential community with densely populated riverbanks and open rural back-land. The town was incorporated on April 3, 1852 from parts of South Hallowell, North Gardiner, and West Gardiner.

During the 19th century and before the availability of mechanical refrigeration, many businesses existed in Farmingdale along the Kennebec River, including shipyards, brickyards, pottery, and a glue factory.

A major business on the Kennebec River was harvesting and selling ice worldwide. Ice was cut from the frozen water and stored in warehouses, often insulated with sawdust. When the ice was gone, the river was often clogged with logs floating downstream to paper mills further south.

The career of one of Farmingdale's noted citizens provides insights into the town's past. According to Maine's Historic Places, Peter Grant was a self-made man who, at his death in 1836, left an estate of over \$100,000 (very large for the time), including a shipyard in Farmingdale, half-ownership of four good-sized vessels, and large real estate holdings in the area. His social position is indicated by the fact that one of his sons married a daughter of Dr. Benjamin Vaughan, the patriarch of Hallowell.

Information from: <https://www.augustamaine.com/index.php/regional-info/our-communities/32-farmingdale>

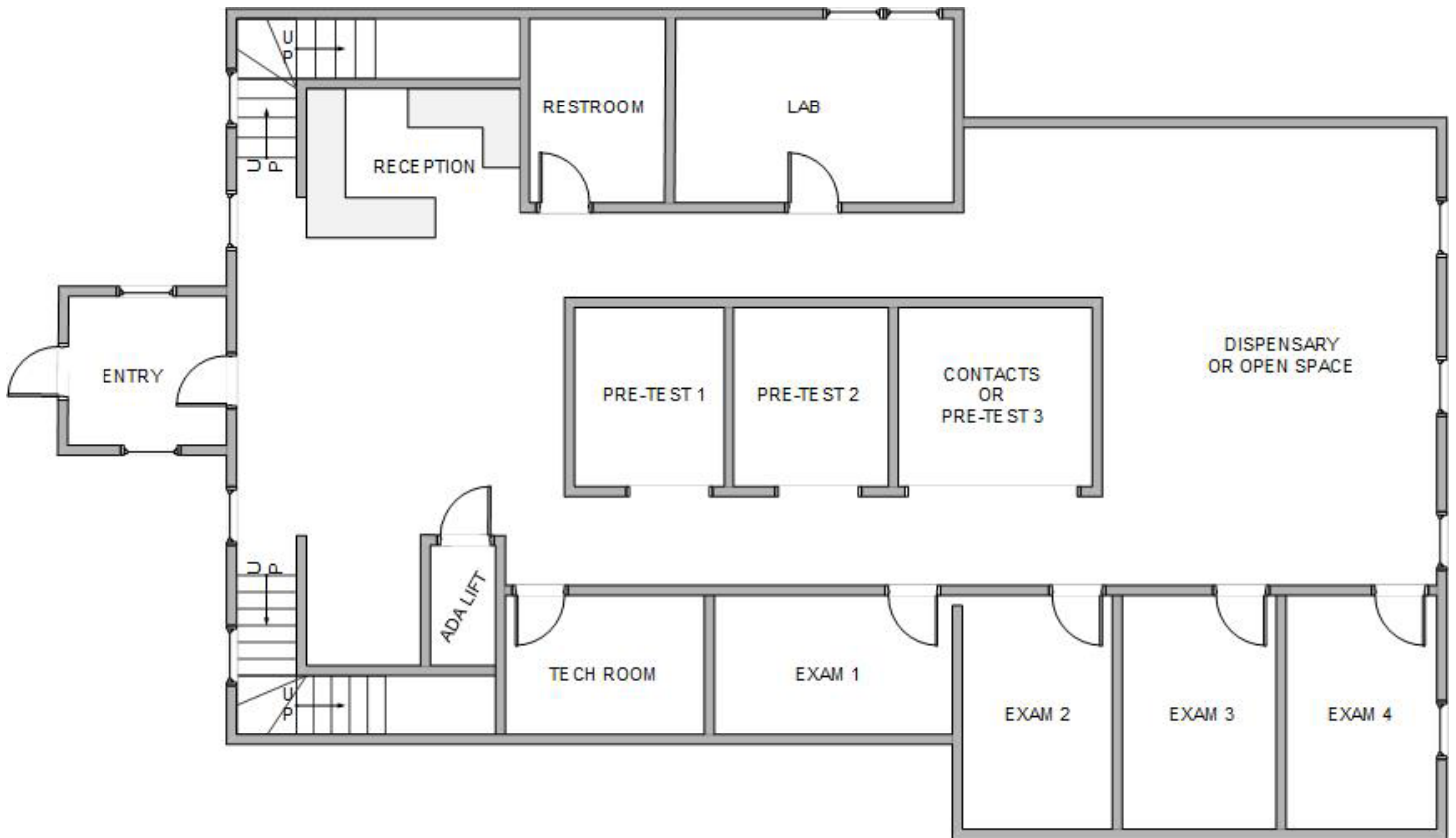


50 Sewall St. - Portland, Maine 04102 • Tel. 207-879-9800 • www.balfourcommercial.com

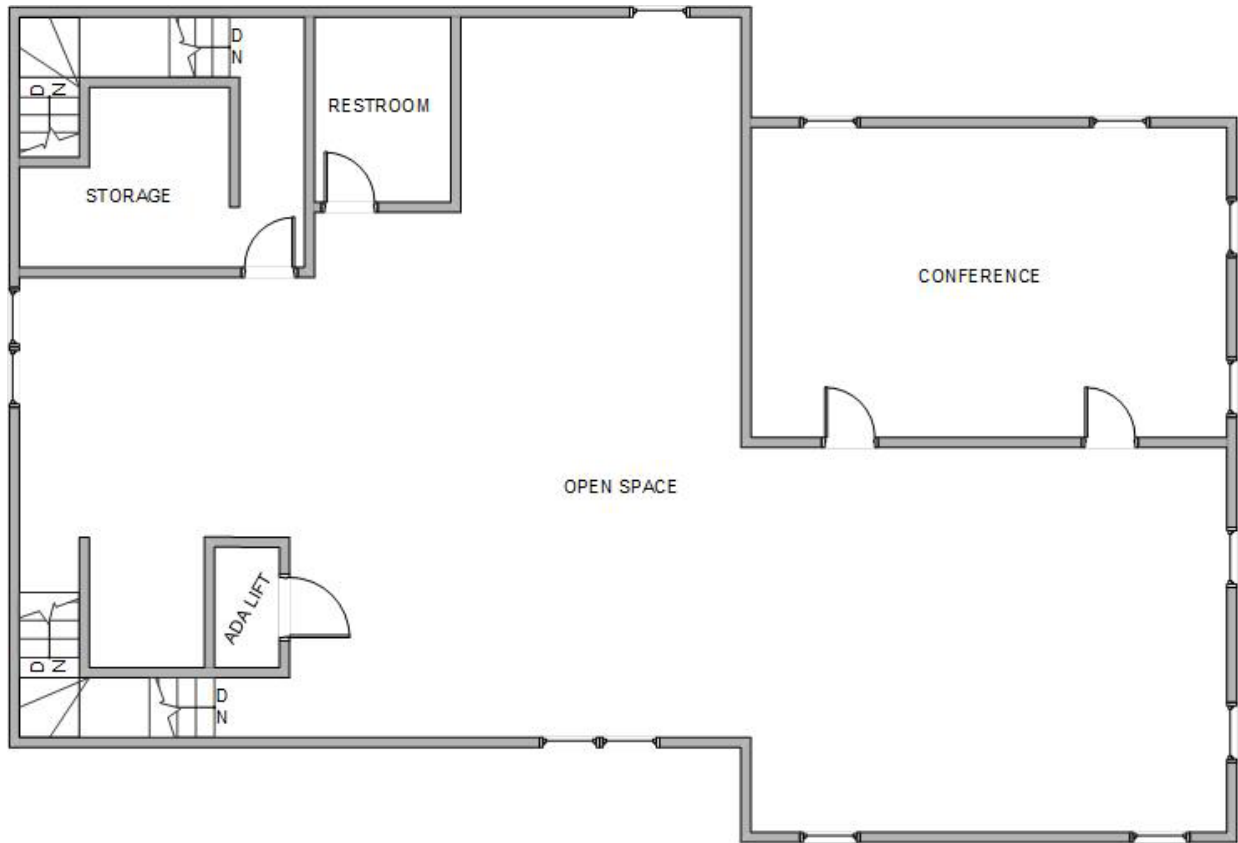
THE INFORMATION IN THIS PROFILE HAS BEEN PROVIDED BY THE CLIENT. MAGNUSSON BALFOUR COMMERCIAL & BUSINESS BROKERS MAKES NO REPRESENTATIONS AS TO ITS ACCURACY. THIS PROFILE IS FOR THE CONFIDENTIAL USE OF THE INDIVIDUAL TO WHOM IT HAS BEEN GIVEN. BUYERS ARE ADVISED TO CONDUCT THEIR OWN INVESTIGATION TO ACCURACY OF INFORMATION AND CONSULT WITH THEIR APPROPRIATE FINANCIAL, LEGAL, OR BUSINESS ADVISORS.



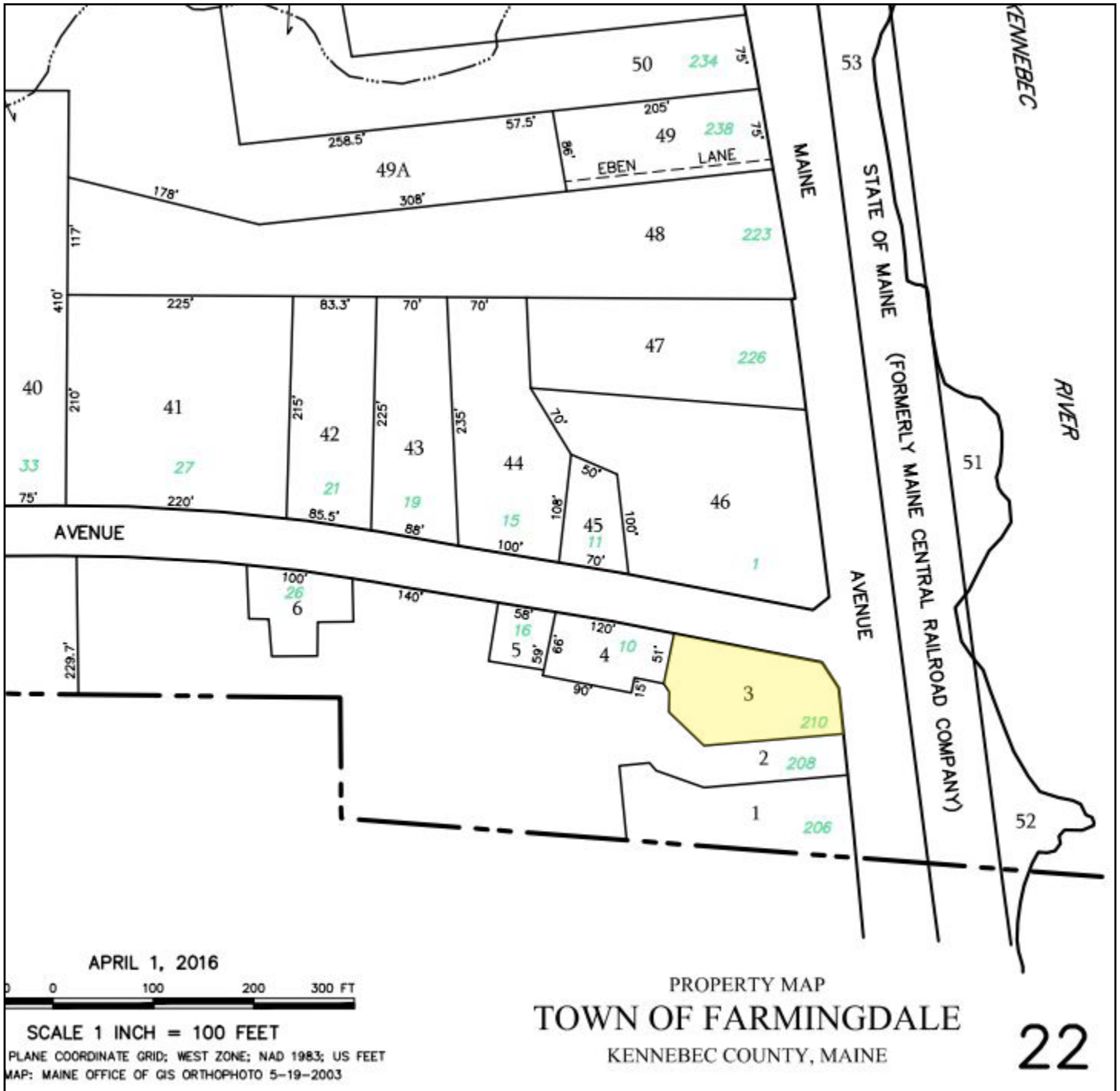




Note: This drawing is not to scale. It is for representational purposes only.



Note: This drawing is not to scale. It is for representational purposes only.





Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.