

409 SABATTUS ST. - LEWISTON

1.1 ACRE OF INTOWN LAND FOR LEASE



PROPERTY TYPE: *LAND LEASE*

CORNER LOT ON HIGH TRAFFIC ROUTE

SIZE: *1.1+/- ACRES (47,916+/- SF)*

IDEAL OF OFFICE/RETAIL/RESTAURANT

TRAFFIC COUNT: *20,650 AADT17*

HIGH COMMERCIAL GROWTH AREA

ZONING: *COMMUNITY BUS. DISTRICT*

EXISTING TRAFFIC INGRESS/EGRESS

SIGNAGE: *EXISTING PYLON ON SITE*

FRONTAGE: *625+/- FEET*

LEASE RATE: \$2.50/SF NNN



For more information contact:

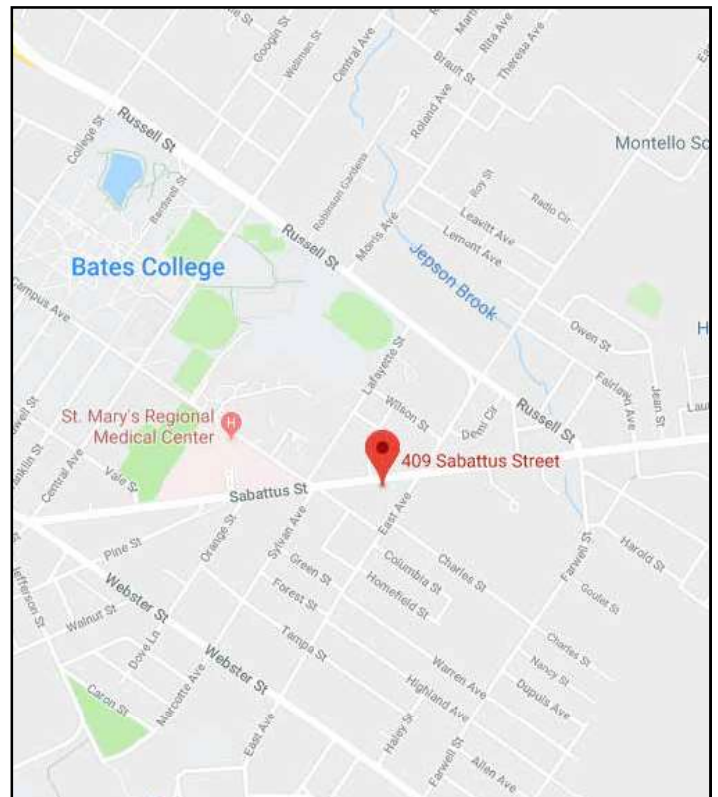
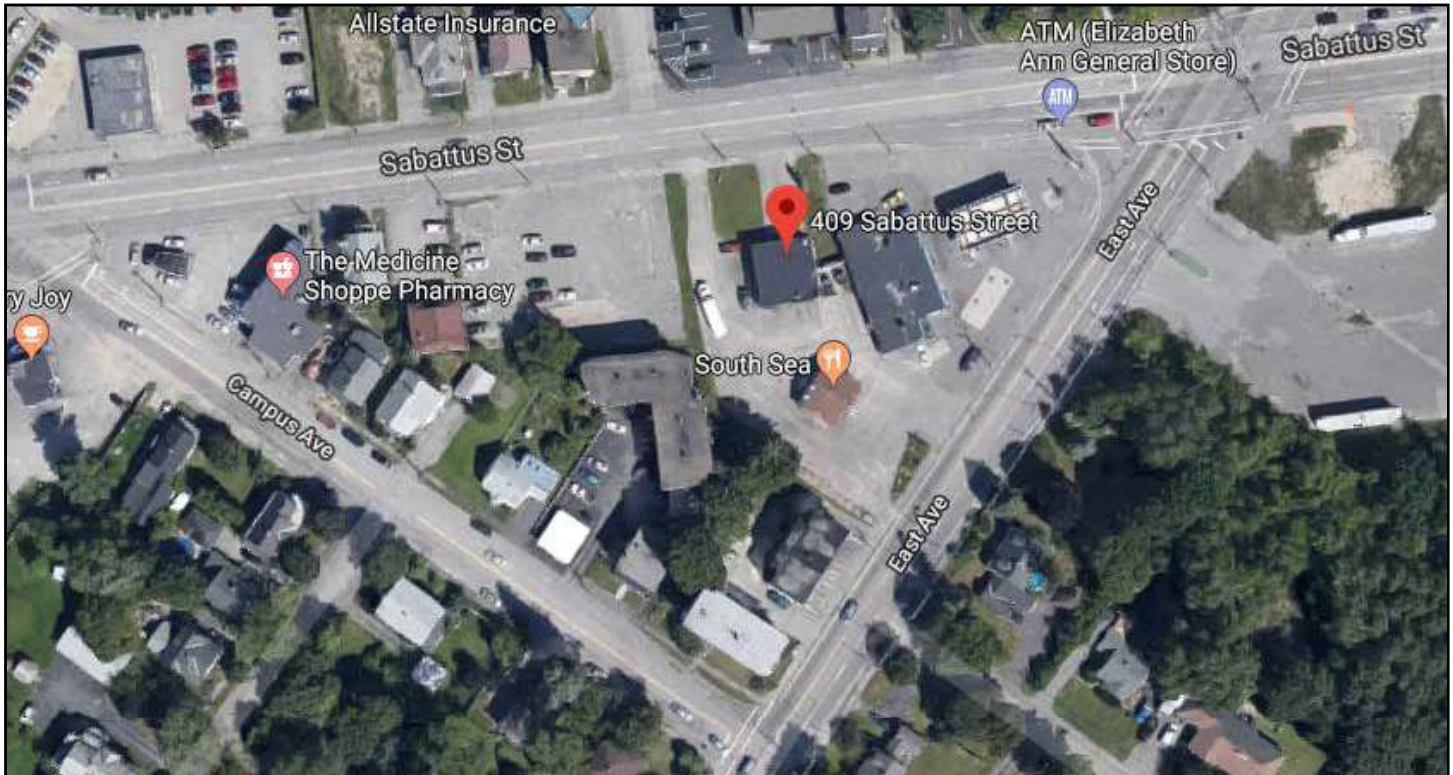
DUSTIN BOUTIN
207-774-7715
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www.balfourcommercial.com



OWNER	409 Sabattus St LLC	
SPACE TYPE	Raw Land	
TOTAL BUILDING SIZE	1.1 +/- Acres (47,916 +/- SF)	
LEASE RATE	\$2.50/SF NNN	
ESTIMATED NNN FEES	To be determined	
ZONING	Community Business District	
ZONING USE	Various commercial uses permitted. The purpose of the community business district is to provide areas within the city for the location of major shopping facilities, including shopping centers which serve the wider community. The standards of the district are intended to encourage well planned commercial developments which have controlled vehicular access and high standards of site design.	
STREET FRONTAGE	625 +/- Ft	
PARKING DESCRIPTION	On-site	
SIGNAGE	Existing Pylon can be utilized	
TRAFFIC COUNT	Sabattus st: 11,750 AADT17 / Russell St: 8,900 AADT17	
UTILITIES	TYPE	PAID BY
SEWER	Public	Tenant
WATER	Public	Tenant
HEAT FUEL	Natural Gas	Tenant

OVERVIEW

Corner lot on major in town intersection available for land lease opportunity. Suitable for retail/restaurant, or office use. Various uses permitted.



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409-425 SABATTUS ST - LEWISTON

ZONING PERMITTED USE

Land Use Table: All Zoning Districts 06.06.18	Rural Agricultural (RA)	Low Density Residential (LDR)	Suburban Residential (SR)	Medium Density Residential (MDR)	Riverfront (RF)	Neighborhood Conservation "A" (NCA)	Neighborhood Conservation "B" (NCB)	Office Residential (OR)	Downtown Residential (DR)	Institutional Office (IO)	Community Business (CB)
Accessory use or structure	P	P	P	P	P	P	P	P	P	P	P
Commercial-Service											
Veterinary facilities excluding kennels and humane societies								P		P	P
Veterinary facilities including kennels and humane societies	C										
Small day care facilities	C	P(22)	P(22)	P(22)		P(22)	P	P	P	P	P
Day care centers	C				P			P	P	P	P
Day care centers accessory to public schools, religious facilities, multifamily or mixed res. developments, and mobile home parks		C(22)	C(22)	C(22)		C(22)	C(22)				
Business and professional offices including research, experimental, testing laboratories, engineering, research, management and related services					P(8)		C(31)	P(8)	P(8)	P	P(8)
Restaurants					P(1)				P(1)	P(6)	P(26)
Drinking places					P						C
Adult business establishments											C
Hotels, motels, inns					P				C	P(4)	P
Movie theaters except drive-in theaters					P				P		P
Places of indoor assembly, amusement or culture					P						P
Art and crafts studios					P		C		P	C	P
Personal Services					P		P	P	P	P	P
Retail stores					P				P		P
Neighborhood retail stores				C(21)			P			C	
Lumber and building materials dealer											C
Gasoline service stations											
Gasoline service stations which are a part of and subordinate to a retail use											P
New and used car dealers											
Recreational vehicle, mobile home dealers											
Equipment dealers and equipment repair											
Automotive services including repair											P(8)
Registered dispensary(27)											
Registered primary caregivers engaged in the cultivation of medical marijuana for two to five registered patients.											
Tattoo Establishments											C
Industrial											
Light industrial uses											
Industrial uses											
Building and construction contractors											
Fuel oil dealers and related facilities											
Wholesale sales, warehousing and distribution facilities and self-storage facilities											
Self storage facilities											
Commercial solid waste disposal facilities											
Junkyards and auto graveyards											
Recycling and reprocessing facilities											
Private industrial/commercial developments(23)											P
Transportation											
Airports or heliports	C										
Commercial parking facilities					P		C		C(3)	C	C
Transit and ground transportation facilities					P				C		
Transportation facilities											
Public and Utility											
Pumping stations, standpipes or other water supply uses involving facilities located on or above the ground surface and towers for municipal use	P	P	P	P	P	P	P	P	P	P	P
Power transmission lines, substations, telephone exchanges, microwave towers or other public utility or communications use	C	C	C	C	C	C	C	C	C	C	C
Municipal buildings and facilities	C	C	C	C	P	C	C	C	P	C	P
Preservation of historic areas; emergency and fire protection activities; bridges and public roadways											
Dams											

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Institutional											
Religious facilities	P	P	P	P	P	P	P	P	P	P	P
Cemeteries	P	P	P	P		P	P				
Congregate care/assisted living facilities, institutions for the handicapped, nursing or convalescent homes, group care facilities				C	P		C	P	P	P	P
Hospitals, medical clinics					P		C	P	C	P	P
Museums, libraries, and non-profit art galleries and theaters					P				P	P	
Academic institutions, including buildings or structures for classroom, administrative, laboratory, dormitories, art, theater, dining services, library, bookstores, athletic facilities and student recreational uses, together with buildings accessory to the foregoing permitted principal buildings or structures				C(13)	P		C(13)	C	P	P(12)(24)	P
Civic and social organizations							C	P		C	
Public community meeting and civic function buildings including auditoriums					P				P	P	
Residential											
Single-family detached dwellings on individual residential lots	P(8)	P	P	P		P	P(2)	P	P(11)	P(2)	
Mobile homes on individual residential lots	P(8)			P(35)							
Two-family dwellings				P		P(37)	P	P	P(11)		
Multifamily dwellings in accordance with the standards of Article XIII				P(34)	P(11)		P	P	P(11)	P	P
Single-Family attached dwelling in accordance with the standards of Article XIII	C			P(34)	P(11)		P	P	P(11)	P	
Mixed single-family residential developments in accordance with the standards of Article XIII	C	P		P			P				
Mixed residential developments in accordance with the standards of Article XIII		P		P			P	P			
Mixed use structures					P(11)		P	P	P(11)	P	P
Lodging houses							P		P(11)		
Home occupations	P	P	P	P		P	P	P	P	P	P
Bed and breakfast establishments as a home occupation	P	P	P	P	P	P	P	P	P	P	P
In-law apartments in accordance with the standards of Article XII	P	P	P	P		P	P	P	P		
Single family cluster development	P	P	P	P							
Family day care home	P	P	P	P	P	P	P	P	P	P	P
Shelters							C		C		
Dormitories											
Natural Resource											
Agriculture	P(8)										
Farm Stands	P										
Forest management and timber harvesting activities in accordance with the standards of Article XIII	P	P	P	P		P	P	P			P
Earth material removal	C										
Community gardens(20)	P	P	P	P	P	P	P	P	P	P	P
Water dependent uses, e.g. docks and marinas					P						
Non-residential structures for educational, scientific or nature interpretation purposes, containing a maximum floor area of not more than ten thousand (10,000) square feet											
Recreation											
Campgrounds	C										
Public or private facilities for nonintensive outdoor recreation	C	C	C	C	P	C	C	C	C		
Commercial outdoor recreation and drive-in theaters					P						C
Fitness and recreational sports centers as listed under NAICS Code 713940					P			P			P



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.



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION
35 State House Station Augusta ME 04333-0035



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

by _____
Licensee's Name

on behalf of _____
Company/Agency

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