

2 WATER STREET - HALLOWELL

FREE-STANDING RETAIL BUILDING FOR LEASE



PROPERTY TYPE: RETAIL

LOCATED ON BUSY ROUTE 201/7

SPACE SIZE: 725+/- SF

NO MARIJUANA USE ALLOWED

ZONING: BA - BUSINESS A

PLENTY OF PARKING AND DRIVE-THRU

TRAFFIC COUNT: 12,000 AADT17

HIGH VISIBILITY LOCATION

SIGNAGE: ON BUILDING & PYLON

LEASE RATE: \$2,000/Mo NNN



For more information contact:
DENNIS WHEELOK
207-242-5588
dwheelock@balfourcommercial.com
www.balfourcommercial.com





2 WATER ST - HALLOWELL PROPERTY DETAILS

OWNER	KNG Holdings, LLC		
SPACE TYPE	Retail		
TOTAL BUILDING SIZE	725+/- SF		
ESTIMATED NNN FEES	TBD		
ZONING	BA - BUSINESS A		
STREET FRONTAGE	100+/- Ft		
YEAR BUILT	1980		
PARKING	20+ spaces in private lot		
SIGNAGE	Pylon and building		
TRAFFIC COUNT	12,000 AADT 17		
UTILITIES	TYPE	PAID BY	
	ELECTRICITY	Circuit Breakers	Tenant
	SEWER	Public	Tenant
	WATER	Public	Tenant
	HEAT SYSTEM	HVAC	Tenant
	HEAT FUEL	Propane	Tenant
AMENITIES	Drive-through window		

OVERVIEW

725+/- SF retail building located on highly trafficked Route 201 in Hallowell. A former Dairy Queen, this property lends itself to many permitted uses, offering 20+ parking spaces as well as a drive-through window. This is a great opportunity to open a Covid-friendly business in a community-centric area on the Augusta city line. No marijuana use allowed per Landlord.

Hallowell

Hallowell is a historic village near Augusta, Maine's capital, that sits on the banks of the Kennebec River. Though small, Hallowell is big on charm and character. Gorgeous 18th and 19th century architecture is found throughout town – many of which are on the National Register of Historic Places – and Water Street is lined with some of the best shops and restaurants in the region.

Things to Do in Hallowell

Hallowell is well known for its artistic flair and along Water Street you'll find art everywhere including the Harlow Gallery with exhibits of local artists, and Hallowell Clay Works, offering classes and workshops, so you, too, can be a Hallowell artist. The Gaslight Theater is Maine's oldest continuously operating theater with plays ranging from Tennessee Williams to Agatha Christie.

The charming Hubbard Free Library is in the oldest library building in Maine still serving its original function and it was built in the 1800s to look like an old English country church.

If shopping is your delight, Hallowell's Water Street is the place to be. Famous for antiques, Hallowell has an incredible selection. The largest store is the Hallowell Antique Mall and Brass & Friends is jammed with unique finds. For a true old-fashioned candy store, Scrummy Afters will have your mouth watering.

Augusta is only a mile away and a fun route to get there is along the Kennebec River Rail Trail, which brings you right to Capitol Park. Or head south towards Gardiner for a beautiful walk or bike ride along the Kennebec. Vaughn Woods is a treat year-round. Known as Hobbit Land, the paths through the forests and fields take you over beautiful stone bridges.

Hallowell enjoys celebrating, too. Fun, family events are held throughout the year, like the popular Old Hallowell Day with a parade and fireworks.

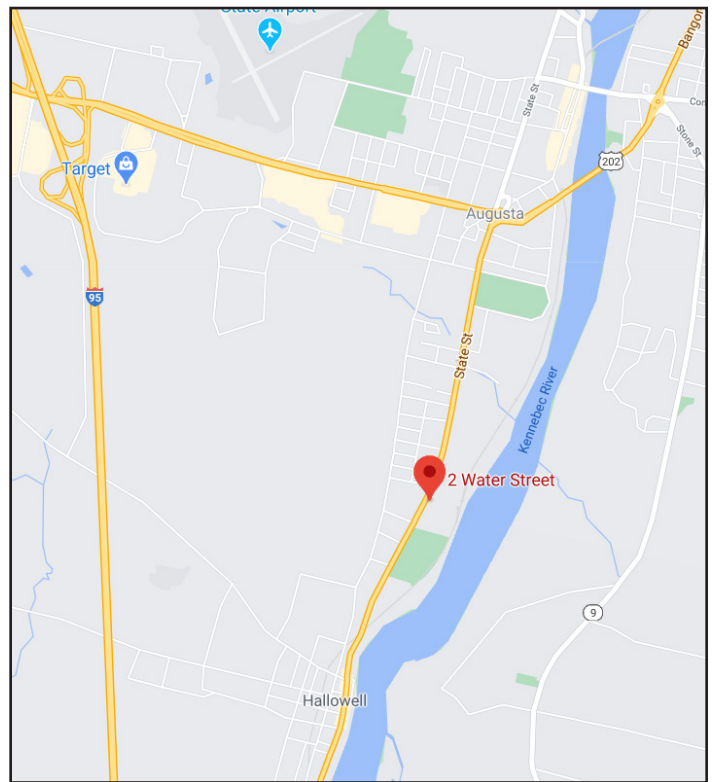
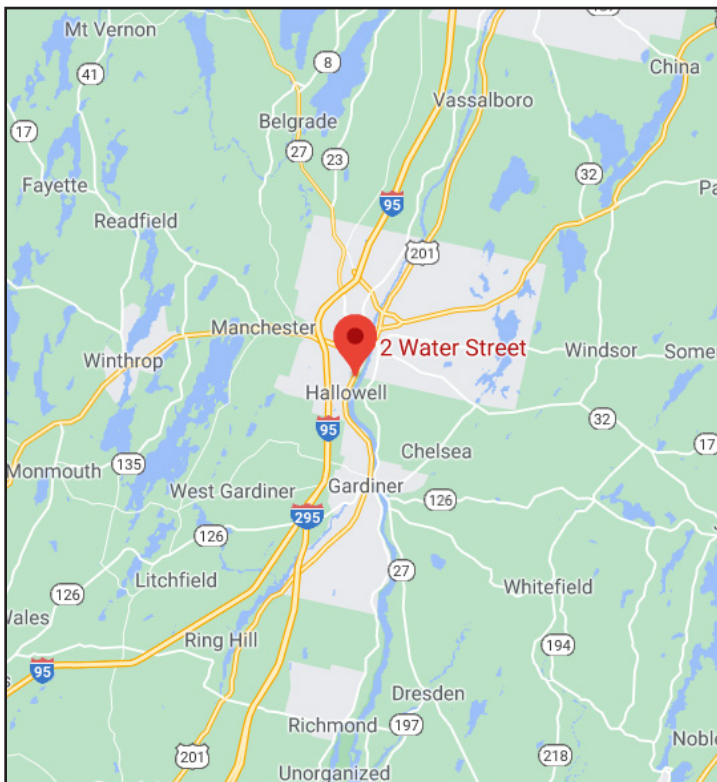
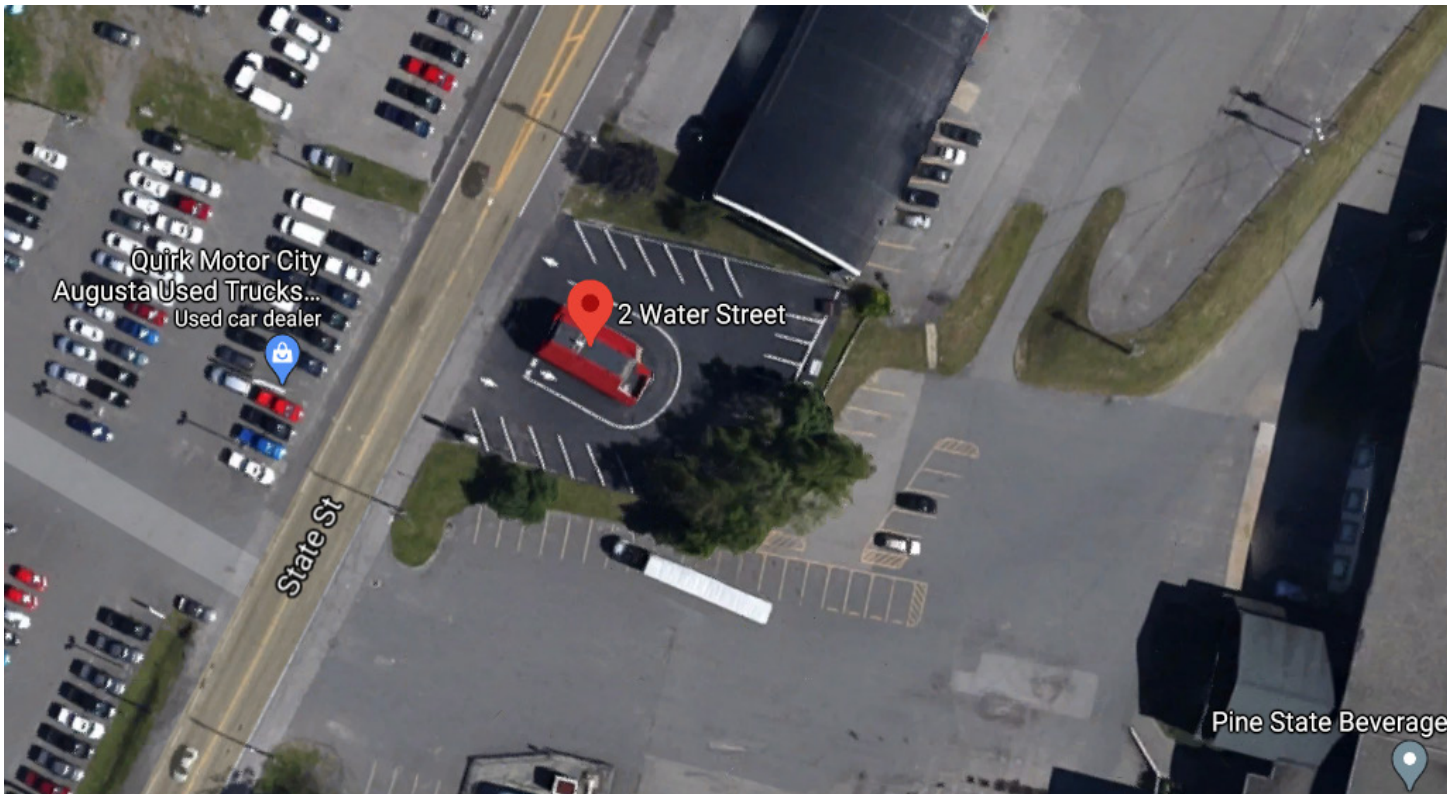
Restaurants in Hallowell

When you're hungry in Hallowell, Water Street is the place to be. Locals and visitors alike adore favorites like Slaters Restaurant and Bakery and Joyce's right by the river, and the Liberal Cup Public House & Brewery for delicious food and a tasty pint. For a sumptuous cocktail, try The Maine House Craft Cocktail Lounge. The Quarry Tap Room has nearly 40 microbrews and domestic beers on tap and features live music.

Information from: <https://visitmaine.com/places-to-go/the-kennebec-valley/hallowell>



2 WATER ST - HALLOWELL LOCATION INFORMATION



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

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2 WATER ST - HALLOWELL PHOTOS



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2 WATER ST - HALLOWELL ZONING INFORMATION

Revised Code of Ordinances, City of Hallowell (1997)

[Derivation: Section 4.5(G), 1989 Zoning Ordinance; Ord. No. 12-10, eff. 10/19/2012]

SECTIONS 9-318 THROUGH 9-320 (Reserved)

DIVISION B - NORTHERN GATEWAY BUSINESS A DISTRICT (BA)

SECTION 9-321 PURPOSE (BA)

To provide space for new business growth in a manner that provides for the extension of the character of Downtown and creates a transition to the commercial district in the City of Augusta, and to avoid large expanses of asphalt for parking or exterior storage or display of materials.

[Derivation: Section 4.6(A), 1989 Zoning Ordinance; Ord. No. 12-10, eff. 10/19/2012]

SECTION 9-322 DESCRIPTION (BA)

The Northern Gateway Business A District (BA) generally includes the land that fronts on Water Street north of the railroad underpass to the City limit.

The boundaries of the Northern Gateway Business A District (BA) are shown on the Official Zoning Map.

[Derivation: Section 4.6(B), 1989 Zoning Ordinance; amended by Ord. 98-1, 5/21/98; Ord. No.: 05-05, eff. June 23, 2005; Ord. No. 12-01, eff. 1/19/2012; Ord. No. 12-10, eff. 10/19/2012]

SECTION 9-323 PERMITTED USES (BA)

Permitted uses in the Northern Gateway Business A District are:

1. Accessory Buildings and Structures;
2. Amusement Centers;
3. Automobile Service and Sales Businesses (see Note 4);
4. Business and Professional Offices;
5. Coin-operated or card-activated machines providing goods or services, including but not limited to vending machines, telephones, automatic tellers, and fuel pumps, without limitation on hours of operation;
6. Commercial Centers and Complexes (see Note 5);
7. Commercial Indoor Recreation Centers;
8. Community Centers;
9. Duplexes;
10. Essential Services;
11. Financial Institutions;
12. Home Occupations;
13. Hotels, Motels, Inns, Bed and Breakfast Establishments;
14. Light Manufacturing (see Note 5);



2 WATER ST - HALLOWELL ZONING INFORMATION

Revised Code of Ordinances, City of Hallowell (1997)

- 15. * ~~Marijuana Retail Stores, provided that on-premise sales are conducted only between the hours of 7:00 a.m. and 9:00 p.m. of the same day (see Note 6);~~
- 16. Multi-Family Dwellings;
- 17. Personal Services;
- 18. Restaurants provided they operate only during the hours from 6:00 a.m. to 1:00 a.m. of the following day;
- 19. Retail Businesses (except restaurants) provided that on-premise sales are conducted only between the hours of 6:00 a.m. and 11:00 p.m. of the same day;
- 20. Single-family Dwellings;
- 21. Wholesale Businesses (see Note 5); and
- 22. Churches, Parish Houses, Rectories, Convents.

Note 4 – This use is limited to those lots north of Park Street that were in use for an automobile service and sales business as of April 1, 2011. No lot that was not in use for this purpose as of April 1, 2011 may be used for this purpose including for the expansion of a use existing on another lot.

Note 5 – This use is allowed only on lots north of Park Street and is limited to a gross floor area of a maximum of 10,000 (ten thousand) square feet.

Note 6 – This use is allowed only on lots whose current use, as of June 11, 2018, is at least 60% non-residential, based on the total floor area of all structures on the lot.

[Derivation: Section 4.6(C), 1989 Zoning Ordinance as amended 2/7/94; amended by Ord. 98-1, 5/21/98; Ord. No. 12-10, eff. 10/19/2012; Ord. No. 18-15, eff. 11/23/2018; Ord. No. 20-03, eff. 02/20/2020]

SECTION 9-324 CONDITIONAL USES (BA)

Conditional uses in the Northern Gateway Business A District are:

- 1. Adult Business Establishments;
- 2. Boarding Homes;
- 3. Cemetery;
- 4. Clubs;
- 5. Controlled Environment Agriculture (CEA) (see Note 7);
- 6. Funeral Homes;
- 7. * ~~Indoor Marijuana Cultivation Facilities (see Note 7);~~
- 8. * ~~Marijuana Products Manufacturing Facilities;~~
- 9. * ~~Marijuana Testing Facilities (see Note 7);~~
- 10. Municipal Uses or Public Buildings;
- 11. Nursing Homes;
- 12. Public Library;
- 13. Recreational Facilities; and
- 14. Towers.

Note 7 – This use is allowed only on lots whose current use, as of June 11, 2018, is at least 60% non-residential, based on the total floor area of all structures on the lot.

*** No Marijuana use allowed per Landlord.**



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.