

# 210 AUGUSTA ROAD - BELGRADE 5-ACRE LOT ON ROUTE 27 FOR SALE



**PROPERTY TYPE:** DEVELOPABLE LAND

MINUTES TO BELGRADE LAKES REGION

**ACREAGE:** 5+/- ACRES

ACROSS FROM BELGRADE GOLF COURSE

**ZONING:** NO ZONING

PARTIALLY CLEARED WITH DRIVEWAY

**FRONTAGE:** 300+/- FT

LEVELED AND FILLED LOT

**UTILITIES:** ELECTRIC AT STREET

**SALE PRICE: \$325,000**



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



<b>OWNER</b>	Ronald & Diana Bellavance
<b>PROPERTY TYPE</b>	General Commercial
<b>BEST OR CURRENT USE</b>	Retail or residential development
<b>ZONING</b>	None
<b>ACREAGE</b>	5+/- acres
<b>PARKING</b>	Cleared lot can be used for parking
<b>TAXES/YEAR</b>	\$404.49 (2020-21)
<b>BOOK/PAGE</b>	9552/97
<b>MAP/BLOCK/LOT</b>	11-014-5
<b>SURVEYED</b>	Yes; available upon request
<b>ROAD FRONTAGE</b>	300+/- Ft
<b>TRAFFIC COUNT</b>	3,650 AADT17
<b>ELECTRIC</b>	Available at street
<b>GAS</b>	No Gas
<b>SEWER</b>	None
<b>WATER</b>	None

### OVERVIEW

Located in the heart of the Belgrade Lakes region and with 300 feet of frontage on highly trafficked Route 27, this five acre parcel would provide an excellent site for a myriad of development opportunities. In addition to a c-store, gas station, or retail center, the lot would be ideal for a small grocery store or residential development. The lot is level, filled and partially cleared with future development in mind. Route 27 not only serves as the main road from Augusta / I-95 to the Belgrade Lakes region, but also to the Sugarloaf Ski Resort, making it an ideal location for a business looking for year-round traffic.



# 210 AUGUSTA RD - BELGRADE AREA DEMOGRAPHICS



Belgrade resident Norma Blazer boasts it's "wonderful to wake up every morning in a place where other people go for vacation." She's right on both counts. Belgrade is an outstanding place to live. And, tens of thousands of people flock to the heart of the Belgrade Lakes region each summer to enjoy one of the seven bodies of water that make up the Belgrade chain. When the weather is warmest and the lush vegetation greenest, Belgrade's population surges to nearly triple its normal 3,200 residents. Some seasonal residents stay or return in the fall for spectacular leaf-peeping around the lakes and in the panoramic hills. Back of the boat

The lakes, including Great Pond (the inspired setting for the play and movie *On Golden Pond*), are the main attraction. Their cool, clear waters offer endless opportunities for boating, swimming, fishing, waterskiing and paddling. Loon-watching is a popular pastime on the lakes, whose banks are crawling with critters great (moose), small (chipmunks), and majestic (bald eagles). Come winter, recreation upon the frozen waters turns to snowmobiling, ice fishing, ice skating and snowshoeing. Cross-country skiing and hunting are other winter favorites.

The Belgrade Lakes Village embodies quintessential New England charm, replete with quaint stores and comfortable gathering spots, including the new Village Green. Nestled among rustic woodlands and rolling hills, Belgrade Lakes Golf Club offers a breathtaking golfing experience. Ranked among the nation's top public courses, the playing experience offers 18 memorable holes that meld country club-level service with authentic Maine accessibility. Belgrade is also conveniently located near two population centers. It sits just 10 miles northwest of Augusta, Maine's capital city and the seat of the state's government, and just 15 miles southeast of Waterville.

The [Belgrade Lakes Region Business Group](#) is another great resource for visitors and locals seeking information about local businesses.

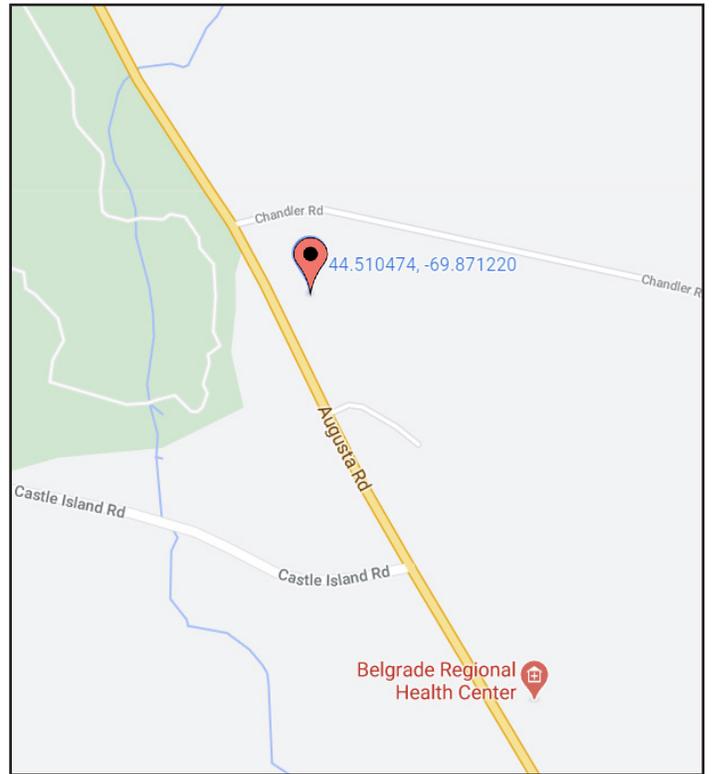
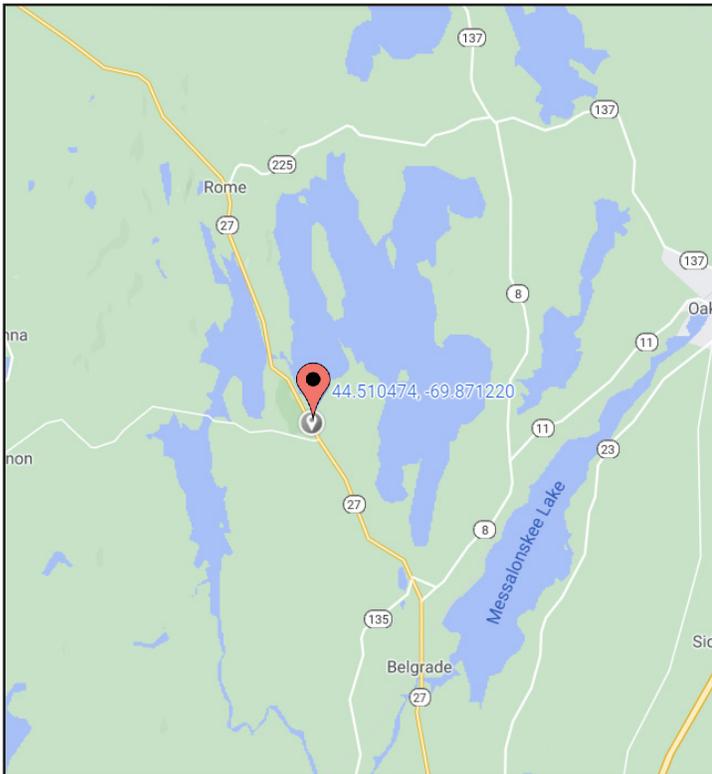
Above information and photo from <https://www.townofbelgrade.com/visitors>

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# 210 AUGUSTA RD - BELGRADE LOCATION INFORMATION



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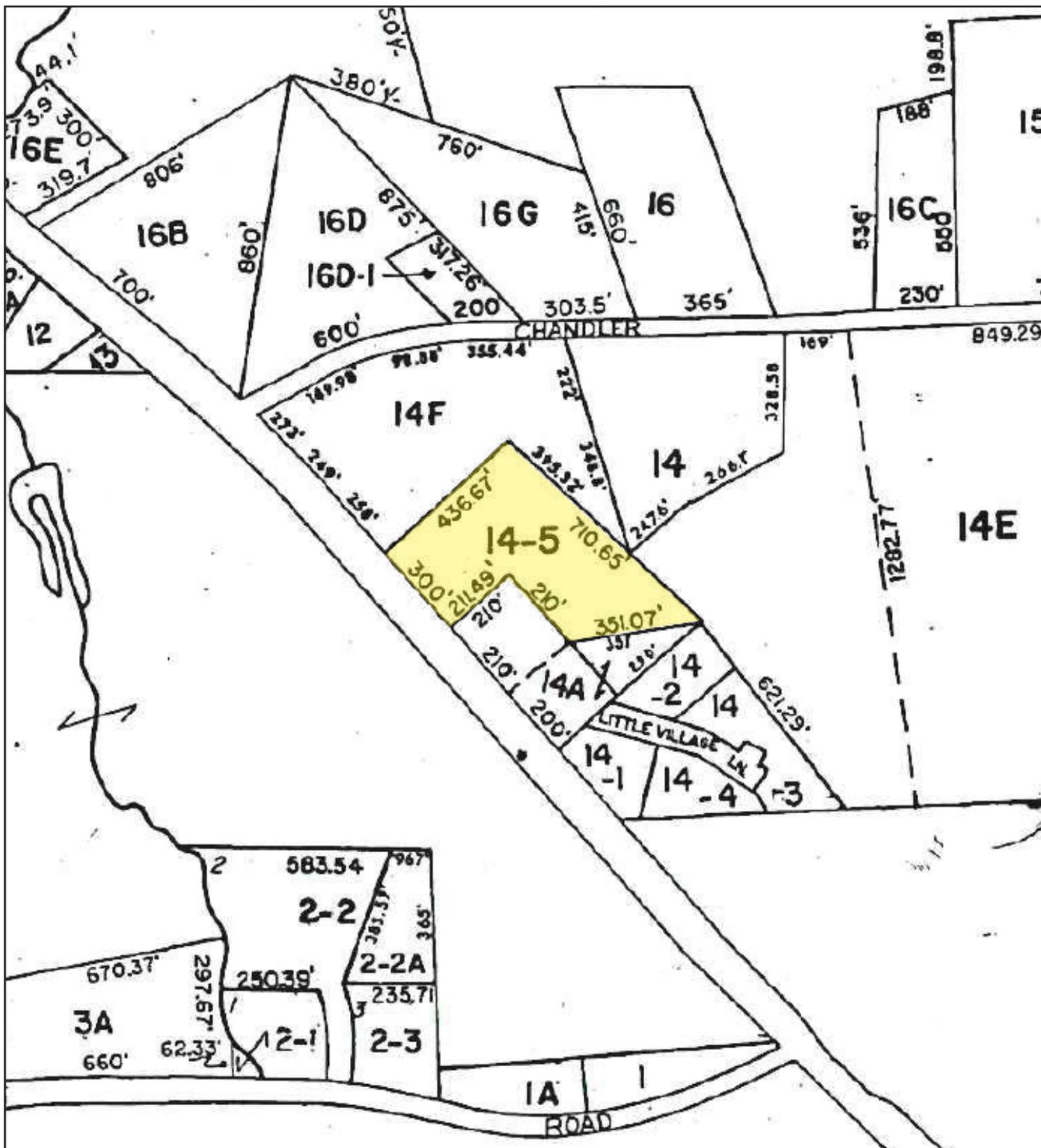


# 210 AUGUSTA RD - BELGRADE PHOTOS



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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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.*