873 BRIGHTON AVENUE - PORTLAND

.44/- ACRE GROUND LEASE REDEVELOPMENT OPPORTUNITY

PROPERTY TYPE: COMMERCIAL/GROUND LEASE

BUILDING SIZE: 1,334+/- SF

ACREAGE: .4365+/- ACRE

TRAFFIC COUNT: 20,270 AADT16

ZONING: B1 - NEIGHBORHOOD BUSINESS

LOCATED IN RAPID GROWTH AREA

CORNER LOT AT LIGHTED INTERSECTION

LESS THAN ONE MILE FROM ROCK ROW

HIGH TRAFFIC LOCATION

LEASE RATE: $60,000/Yr NNN

For more information contact:

KIRK BUTTERFIELD or CRAIG CHURCH
T: 207-879-9800
F: 207-879-9801
kbutterfield@kw.com
cchurch@balfourcommercial.com

KW COMMERCIAL
KELLER WILLIAMS REALTY

Magnusson Balfour
COMMERCIAL & BUSINESS BROKERS

873 BRIGHTON AVE - PORTLAND

PROPERTY DETAILS

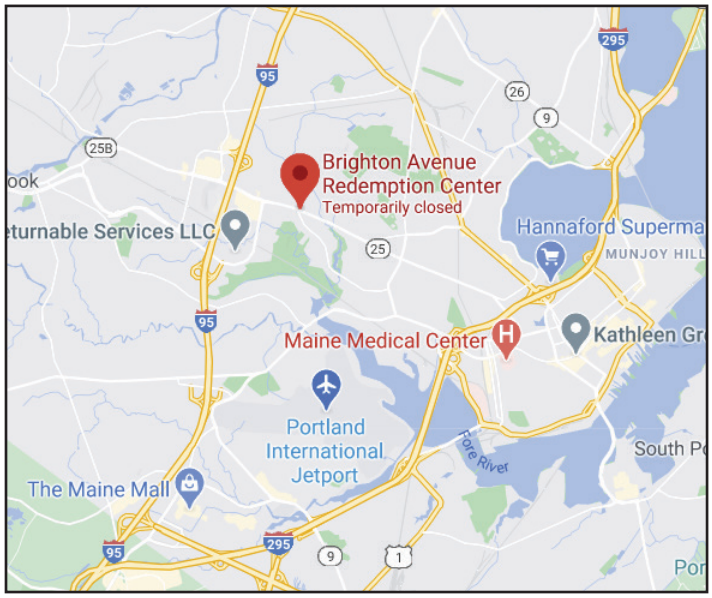
OWNER		An Extremely Important Company, LLC
PROPERTY TYPE		Retail/Commercial; Mixed Use; Ground Lease
BEST OR CURRENT USE		Mixed use development
ZONING		B1 - Neighborhood Business
TRAFFIC COUNT		20,270 AADT16
YEAR BUILT		1956
ACREAGE		.4365+/- acres
BUILDING SIZE		1,334+/- SF
PARKING		20+/- spaces
TAXES/YEAR		$6,156 (2023)
MAP/BLOCK/LOT		284 E001001
ROAD FRONTAGE		137+/- ft on Brighton Ave
UTILITIES:	**ELECTRIC**	Circuit Breakers
	SEWER	Public
	WATER	Public
	HEAT SYSTEM	Baseboard
	FUEL	Electric
	COOLING	No Cooling

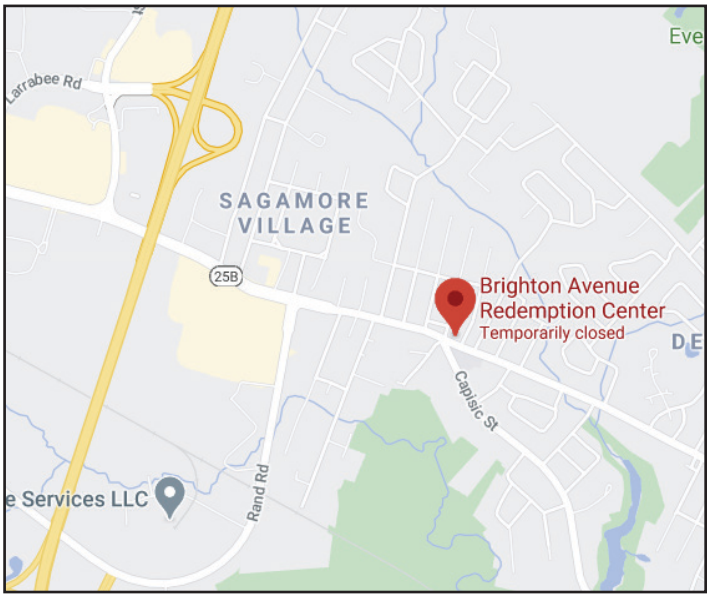
OVERVIEW

Just under half an acre available on busy Brighton Avenue less than one mile from Rock Row. Located in a rapid growth area of Portland, this is a corner lot at a lighted intersection, offering excellent visibility. Formerly Brighton Ave Redemption Center, the current structure is to remain in place for the time being and may be utilized by the tenant. However, the highest and best use is deemed to be as a “tear down” and redevelopment with a Ground Lease offered. The City of Portland has previously suggested that a mixed use four-story building that can accommodate up to 19 units may be possible. Or, bring your own building vision to the table.

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.

873 BRIGHTON AVE - PORTLAND LOCATION





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TAX MAP

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873 BRIGHTON AVE - PORTLAND
POTENTIAL BUILDING OPTION

THIS IS A CONCEPT SKETCH OF THE LOT FEATURING A 2-STORY COMMERCIAL BUILDING WITH 2 RETAIL UNITS, DRIVE-THRU, AND 3 OFFICE UNITS. TENANT SHOULD SEEK OWN APPROVAL WITH THE CITY OF PORTLAND REGARDING POTENTIAL IDEAS.

EXISTING BUILDING CURRENTLY ON SITE

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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.
Inactive licensees may not practice real estate brokerage.