

68 ROUTE 236 - KITTERY

COMMERCIAL PROPERTY FOR SALE



PROPERTY TYPE: *COMMERCIAL*

HIGH VISIBILITY ROUTE 236 LOCATION

BUILDING SIZE: *3,600+/- SF*

HALF A MILE FROM MAINE TURNPIKE EXIT 2

ACREAGE: *.5+/- ACRES*

MANY USE OPTIONS ALLOWED

ZONING: *C-2: COMMERCIAL 2*

PUBLIC UTILITIES & ELECTRICITY AVAILABLE

TRAFFIC COUNT: *18,950 AADT19*

SALE PRICE: ~~\$875,000~~ **\$850,000**



For more information contact:

ZACH RESNIKOFF or KIRK BUTTERFIELD

O: 207-879-9800

C: 207-606-9665

zachary.resnikoff@kw.com

kbutterfield@kw.com



OWNER	Philip & Virginia Walsh
PROPERTY TYPE	Industrial
BEST OR CURRENT USE	Light industrial or retail
ZONING	C2 - Commercial 2
TRAFFIC COUNT	18,950 AADT19
YEAR BUILT	1965
ACREAGE	.5+/- acres
BUILDING SIZE	3,600+/- SF
PARKING	4-6 spaces; could be room for more if land cleared
TAXES/YEAR	\$2,032 (2022-23)
BOOK/PAGE	1804/560
MAP/BLOCK/LOT	028/028
TENANCY	Could be single or multiple
ROAD FRONTAGE	110/- Ft
UTILITIES: ELECTRIC	Circuit Breakers
SEWER	Private septic on site (not hooked up); Public available (see overview)
WATER	None; public available (see overview)
HEAT SYSTEM	None
COOLING	No Cooling
CONSTRUCTION:	
BASEMENT	Full
EXTERIOR	Concrete
ROOF	Composition

OVERVIEW

3,600+/- SF building presently serving as warehouse/storage space. The building comprises 1,800+/- SF on each level (first floor and basement) in the C-2 zone, lending itself to many possible uses including light industrial and retail. This half acre property sits directly on Route 236 with a traffic count of nearly 19,000 vehicles per day and is only minutes to the Maine Turnpike and just over the NH border. Although there is a private on site septic that is not hooked up, the town of Kittery plans to create access points for both public water and sewer hook ups for any incoming purchaser. The building has working electricity but there are limited lights on the premises.

ABOUT KITTERY

Kittery has the distinction of being the oldest town in the State of Maine, incorporated in 1647 -- more than a century and a quarter before the birth of the United States. Kittery originally included what are now the towns of Eliot, Berwick, North Berwick and South Berwick. It was considered part of Massachusetts Bay Colony after 1652 and over time became a key center for trading and shipbuilding.

Kittery guards the mouth of the Piscataqua River and is the halfway mark on Interstate 95 between Boston MA and Portland ME. As you take a scenic drive along Route 103 to Kittery Point, you will pass the gates of the 200 year old Portsmouth Naval Shipyard; the historic Lady Pepperrell House; Fort McClary, built in 1690, now a state park; and Fort Foster located at the end of Pocahontas Road, was once a fortress manned during World War II, is now a public recreation and beach facility. Along with the beautiful homes and gardens, there are remnants of the fishing, shipbuilding, and other marine-related industries that were once the center of Kittery's economy.

LABOR FORCE

- Total labor force is comprised of 5,624 people, which equals a 68 percent participation rate
- The majority of Kittery residents are employed in educational services, healthcare, and social assistance
- The Naval Shipyard contributes to the professional, scientific, management and administrative services sectors
- Six primary employment sectors are: manufacturing, professional services, public administration, retail trade, food services, educational services, and healthcare
- The average weekly wage in Kittery is \$1,404 per week

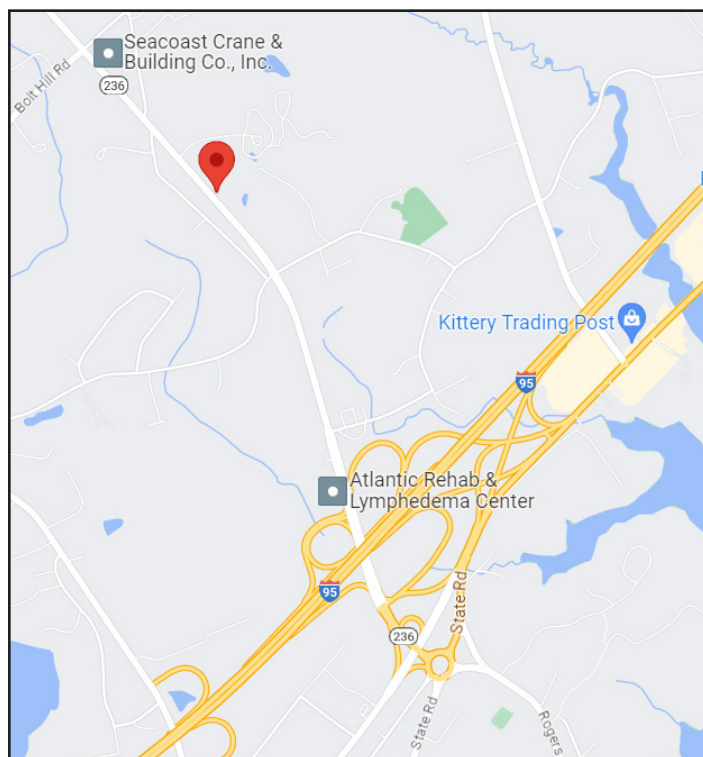
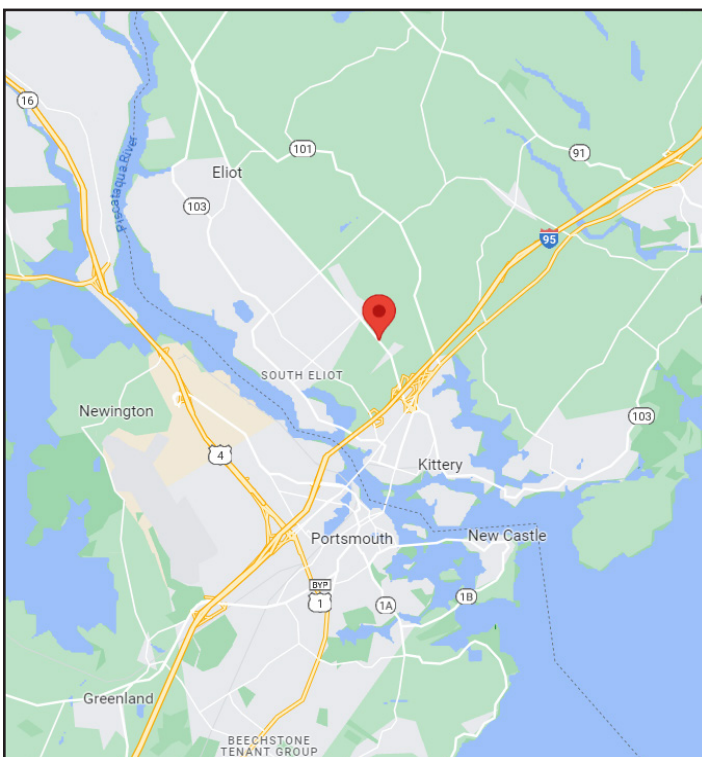
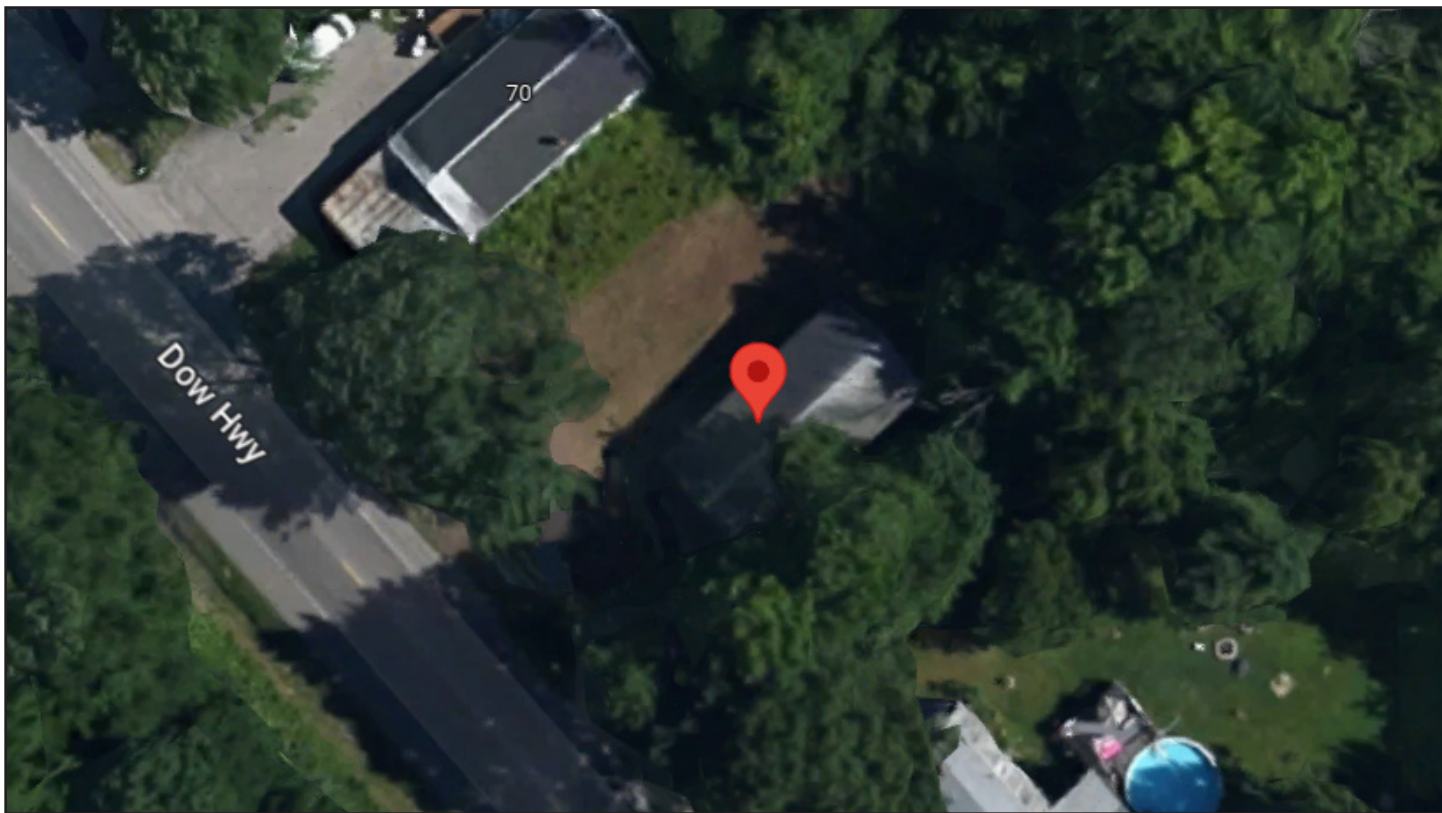
PRIMARY ECONOMIC DEVELOPMENT AREAS

- Downtown/Foreside:
 - One of Kittery's more unique and interesting commercial areas with a mix of retail, restaurants, and daily service needs
 - Accessible by car, walking, or biking
- Route 1 Bypass Area:
 - Areas is zone Commercial 3 (C-3) and allows for the provision of general retail sales, services, and business space
 - Current businesses include a hardware store, motels, a fitness center, automotive repair shop, brewery, and sewage disposal plant
- Route 236/Dennett Road Area:
 - Currently mostly undeveloped, the business park area does have sanitary sewer line infrastructure already installed
 - Existing uses along Route 236 are small-scale commercial developments such as machine shops, office buildings, and a seafood wholesaler
- Route 1 Outlet Area:
 - Aside from the Foreside, this is one of Kittery's oldest and most successful economic development areas; the outlets generate property tax revenue and draw customers locally and regionally
- Route 1 Mixed Use Area:
 - The area is zoned Mixed Use with the primary purpose of providing office, service, and residential uses
- Gourmet Alley:

Information from: <https://www.gatewaytomaine.org/our-towns/> and <https://www.kitteryme.gov/about-kittery>

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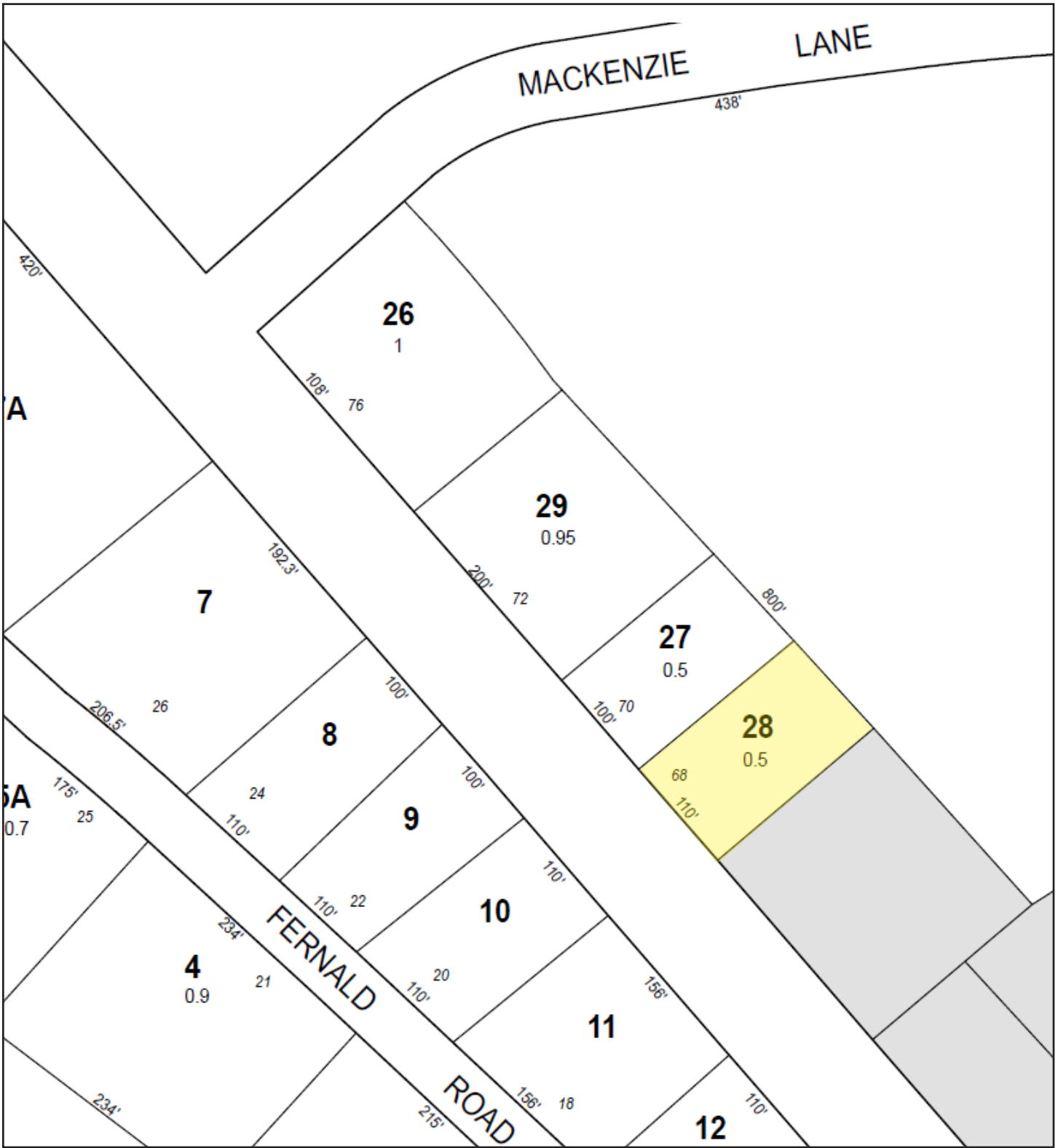
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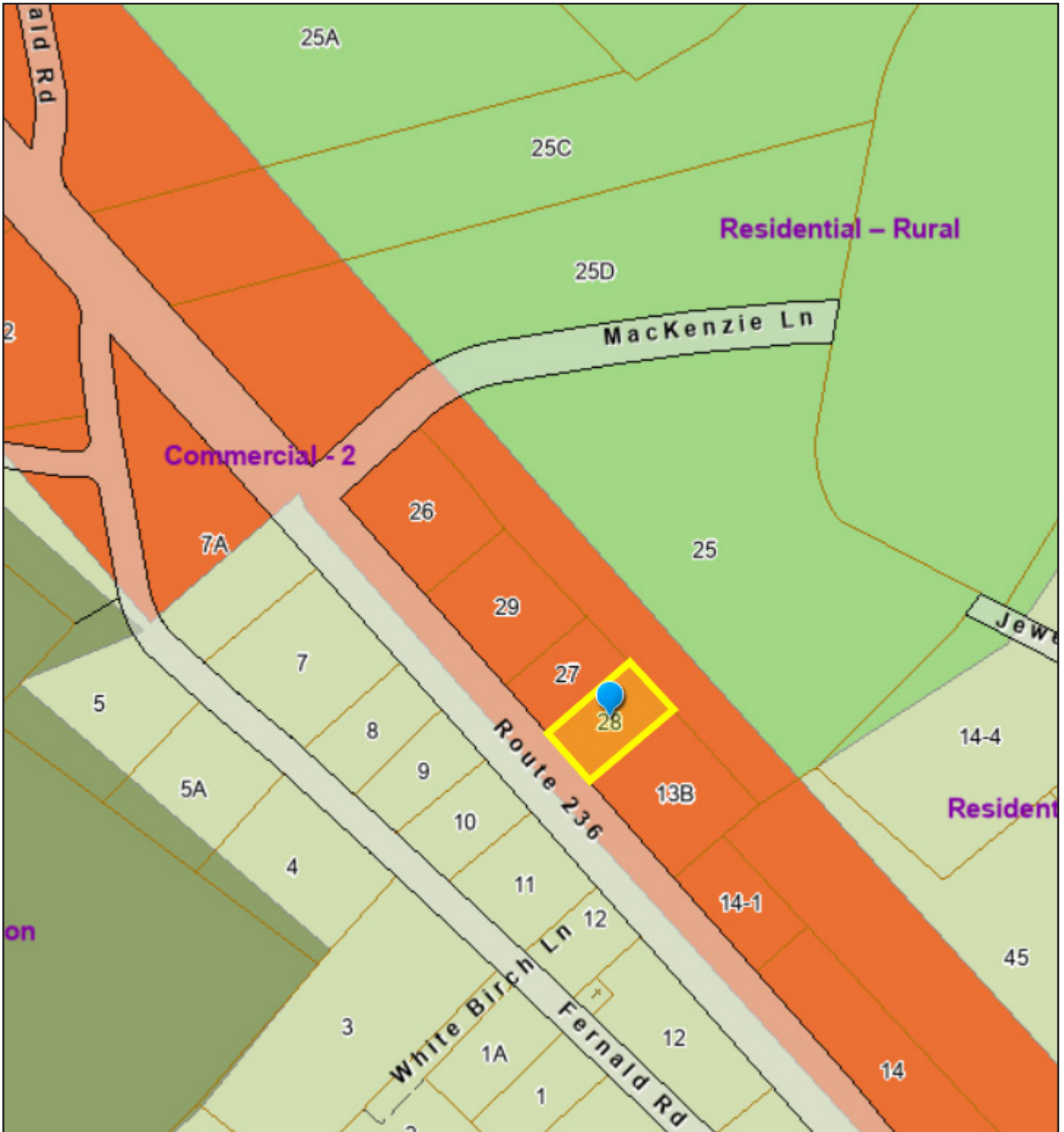
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Know all Men by these Presents,

That I, Robert E. Nelson of Kittery in the County of York and State of Maine,

in consideration of One Dollar and other valuable considerations,

paid by Philip M. Walsh and Virginia A. Walsh, both of Kittery in the County of York and State of Maine,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said

Philip M. Walsh and Virginia A. Walsh

as joint tenants and not as tenants in common, their heirs and their assigns, and to the survivor of them and the heirs and assigns of the survivor of them forever, a certain lot or parcel of land situated at Kittery, County of York and State of Maine, adjoining the easterly side of State Highway No. 236, which runs from Kittery to South Berwick, and being more particularly bounded and described as follows:

Beginning at a point on the easterly sideline of State Highway No. 236, and which point is determined by measuring three hundred (300) feet in a southerly direction by and along the easterly sideline of said Route 236 from a stone wall which marked the former division line between lands formerly of Myra P. Deering and Alta W. Bartlett; thence running in an easterly direction two hundred (200) feet by land of Nelson Electrical Services, Inc. on a line which is parallel to the stone wall hereinabove mentioned and three hundred (300) feet therefrom, to a point; thence turning and running in a southerly direction one hundred (100) feet by land now or formerly of Frank and Frances Jewett on a line which is parallel with the easterly sideline of said Route 236 and two hundred (200) feet therefrom, to a point at land now or formerly of Raymond F. Goodwin and Annie L. Goodwin; thence turning and running in a westerly direction by land now or formerly of said Goodwins, which course is described as being four hundred (400) feet southerly of the stone wall hereinbefore mentioned parallel therewith and four hundred (400) feet therefrom, two hundred (200) feet to the easterly sideline of said Route 236; thence turning and running in a northerly direction by and along the easterly sideline of Route 236, one hundred (100) feet to the point of beginning.

Being the remaining portion of the premises conveyed to me by Frank and Frances Jewett by their warranty deed dated April 30, 1966 and recorded in York County Registry of Deeds in Book 1712, Page 152.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said

---Philip M. Walsh and Virginia A. Walsh---

as joint tenants and not as tenants in common, their heirs and their assigns, and to the survivor of them and the heirs and assigns of the survivor of them, to their own use and behoof forever.

And I do covenant with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises, that they are free of all encumbrances;

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns and the survivor of them, and the heirs and assigns of the survivor of them forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Robert E. Nelson, being a single person,

~~and~~

~~wife of the said~~

~~joining in this deed as Grantor,~~ and

relinquishing and conveying my right by descent and all other rights in the above described premises, have hereunto set my hand and seal this Twenty-ninth day of April in the year of our Lord one thousand nine hundred and sixty-eight.

Signed, Sealed and Delivered

in presence of

T. J. Neal

Robert E. Nelson

State of Maine, York ME, April 29, 1968.

Personally appeared the above named Robert E. Nelson

and acknowledged

the foregoing instrument to be his free act and deed.

Before me,

T. J. Neal

York, ss.

Received MAY 13 1968 at 9:45 AM
as recorded from the original.

Justice of the Peace.
Notary Public.

Know All Men by these Presents,

That IT, CASCO BANK & TRUST COMPANY, a banking institution duly organized and existing by law and having a principal place of business at Portland in the County of Cumberland and State of Maine,

in consideration of One Dollar and other valuable consideration,

paid by NELSON ELECTRICAL SERVICES, INC., a corporation duly organized and existing under the laws of the State of Maine, having a place of business in Kittery, County of York and State of Maine, and ROBERT E. NELSON, of said Kittery,

does

the receipt whereof It / ~~she~~ hereby acknowledge, do hereby remise

release, bargain, sell and convey, and forever quit-claim unto the said

NELSON ELECTRICAL SERVICES, INC. and ROBERT E. NELSON, Their Successors,

Heirs and Assigns forever, all Its right, title and interest

in and to a certain lot or parcel of land situated at said Kittery, adjoining the Easterly side of State Highway No. 236, which runs from Kittery to South Berwick, and being more particularly bounded and described as follows:

Beginning at a point on the Easterly sideline of State Highway No. 236, and which point is determined by measuring Three Hundred (300) feet in a Southerly direction by and along the Easterly sideline of said Route 236 from a stone wall which marked the former division line between lands formerly of Myra P. Deering and Alta W. Bartlett; thence running in an Easterly direction Two Hundred (200) feet by land of Nelson Electrical Services, Inc. on a line which is parallel to the stone wall hereinabove mentioned and Three Hundred (300) feet therefrom, to a point; thence turning and running in a Southerly direction One Hundred (100) feet by land now or formerly of Frank and Frances Jewett on a line which is parallel with the Easterly sideline of said Route 236 and Two Hundred (200) feet therefrom, to a point at land now or formerly of Raymond F. Goodwin and Annie L. Goodwin; thence turning and running in a Westerly direction by land now or formerly of said Goodwins, which course is described as being Four Hundred (400) feet Southerly of the stone wall hereinbefore mentioned parallel therewith and Four Hundred (400) feet therefrom, Two Hundred (200) feet to the Easterly sideline of said Route 236; thence turning and running in a Northerly direction by and along the Easterly sideline of Route 236, One Hundred (100) feet to the point of beginning.

The purpose of this deed, and the only purpose of this deed, is to release the above real estate, and only the above real estate, from the terms and effect of a certain mortgage given by the Grantees



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.