

137-145 CIVIC CENTER DR - AUGUSTA

MIXED USE INVESTMENT PORTFOLIO FOR SALE



PROPERTY TYPE: RETAIL/MIXED USE

3 BUILDINGS ON ABUTTING PROPERTIES

TOTAL SIZE: 6,459+/- SF

LESS THAN 1 MILE FROM MAINE TURNPIKE

ACREAGE: 1.46+/- ACRES

HIGH VISIBILITY CORNER LOT AT LIGHTED INTERSECTION

ZONING: CD - CIVIC CENTER

ESTABLISHED TENANTS IN PLACE

TRAFFIC COUNT: 19,600 AADT17

SALE PRICE: \$1,500,000



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





137-145 CIVIC CENTER DR - AUGUSTA PROPERTY DETAILS

OWNER	RW Michaud Properties, LLC		
BEST OR CURRENT USE	Retail Investment Property		
ZONING	CD - Civic Center		
TRAFFIC COUNT	19,600 AADT17		
	137 Civic Center Dr	145 Civic Center Dr	168 Townsend Rd
YEAR BUILT	1972	1962	1964
YEAR RENOVATED	2007 & 2022	2009 & 2020	2007
RECENT RENOVATIONS	Rubber roof partially replaced	Roof to be replaced 2023	n/a
ACREAGE	1.12+/- acres	.18+/- acres	.16+/- acres
BUILDING SIZE	4,280+/- SF	1,008+/- SF	1,171+/- SF
PARKING	50+	8	4
TAXES/YEAR	\$19,959 (2023)	\$5,046 (2023)	\$2,385 (2023)
BOOK/PAGE	12905/0311	12905/0309	12905/0307
MAP/BLOCK/LOT	5/048	5/047	5/046
PERCENT OCCUPIED	100%	100%	Vacant
TENANCY	Multiple	Multiple	Single (residential)
ROAD FRONTAGE	437+/- Ft	100+/- Ft	80+/- Ft
UTILITIES: ELECTRIC	Circuit Breakers	Circuit Breakers	Circuit Breakers
GAS	Bottled	Bottled	Bottled
SEWER/WATER	Public/Public	Public/Public	Public/Public
HEAT SYSTEM	Forced Hot Air	Forced Hot Air	Forced Hot Water
FUEL	Propane	Kerosene	Oil
COOLING	Central Air	No Cooling	Heat Pump

OVERVIEW

Excellent investment portfolio consisting of three abutting properties comprising 1.46+/- acres with a combined footprint of 6,459+/- SF of mixed use space. 137 Civic Center Drive is a 4,280+/- SF building featuring Sam's Italian Foods as well as J Salon. 145 Civic Center Drive is a two-story 1,008+/- SF building that houses Uncorked Wine & Cheese on the first floor and upper level office space housing a Bitcoin business. 168 Townsend Road is a 1,171+/- SF 3 bedroom house that is currently vacant. This portfolio is located on busy Civic Center Drive less than a half mile to the Maine Turnpike. The area is Augusta's retail hub including nearby Marketplace at Augusta, UMaine Augusta, and the Augusta Civic Center.

This property has been approved for redevelopment that includes a new 2,176+/- SF retail building to be built to the right of the Sam's building and replacing the wine & cheese shop and house with a 2,720+/- SF retail building. See page 8 for approved plan document.

Confidential documents to be furnished upon completing and signing the NDA toward the end of this brochure. Please send to dwheelock@balfourcommercial.com.

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

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137-145 CIVIC CENTER DR - AUGUSTA AREA DEMOGRAPHICS

Augusta is located in the heart of Central Maine. Just 3.5 hours north of Boston, Augusta is also ideally positioned between Maine's two largest cities, Portland (one hour to the south) and Bangor (one hour to the north). The fact that 70% of Maine's population (900,000 people) can reach the city in less than two hour's drive attests to Augusta's convenient and central location.

Most major state roads and highways converge in Augusta. Direct access to the Maine Turnpike and Interstate 95 is ideal for north-south travel, and major state roads make Augusta a gateway to eastern and western Maine.

Augusta, Maine... the city with the small town feel

Affordable housing to suit every taste. Safe, progressive neighborhood schools. Excellent health care services. The best in recreation, heritage, and cultural offerings. Strong municipal services. All the elements of 'The Good Life' are here and waiting for you and your family.

Augusta is comprised of five distinct residential areas that cross all boundaries – traditional in-town neighborhoods, modern housing developments, rural living, lakeside homes, first-class retirement opportunities...they're all available in Augusta. Here's a summary of the residential options awaiting you.

Northeastern Augusta – rolling farmlands dotted with several tree-lined ponds. Ideal for the rural, single family home. Extends to reach the northern end of the downtown core, providing convenient in-town options.

Southeastern Augusta – Established in-town neighborhoods, convenient to a major regional medical center and its associated functions. Extends to include more of the pristine rural landscape that dominates the eastern side of the city.

The Capitol Area – Excellent in-town neighborhoods and a variety of multi-family units surrounding the scenic, historic center of Maine's state government. Easy access to many consumer services.

The West Side – Augusta's most historic and beautiful in-town neighborhood. Elegant single family homes and multi-family options with easy access to Augusta's downtown and major transportation corridors.

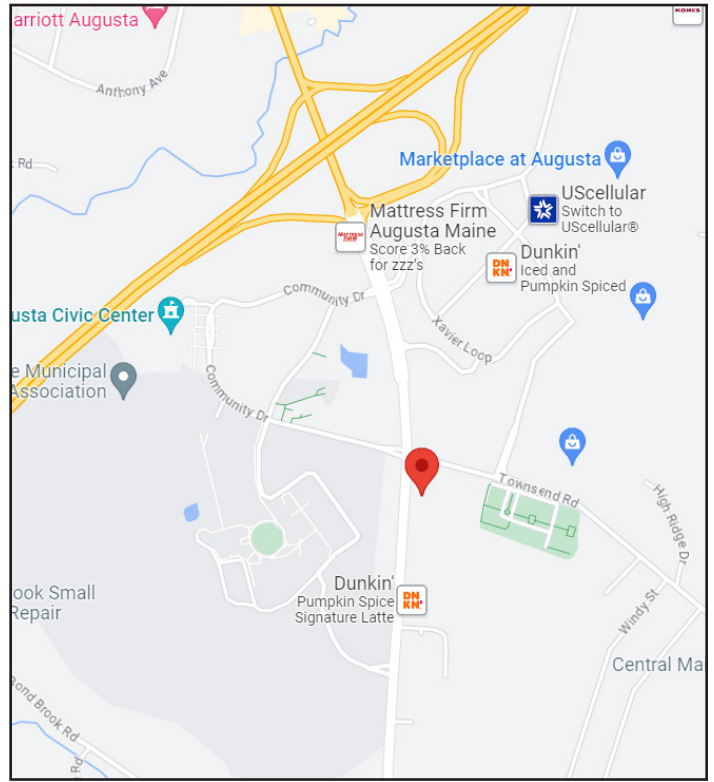
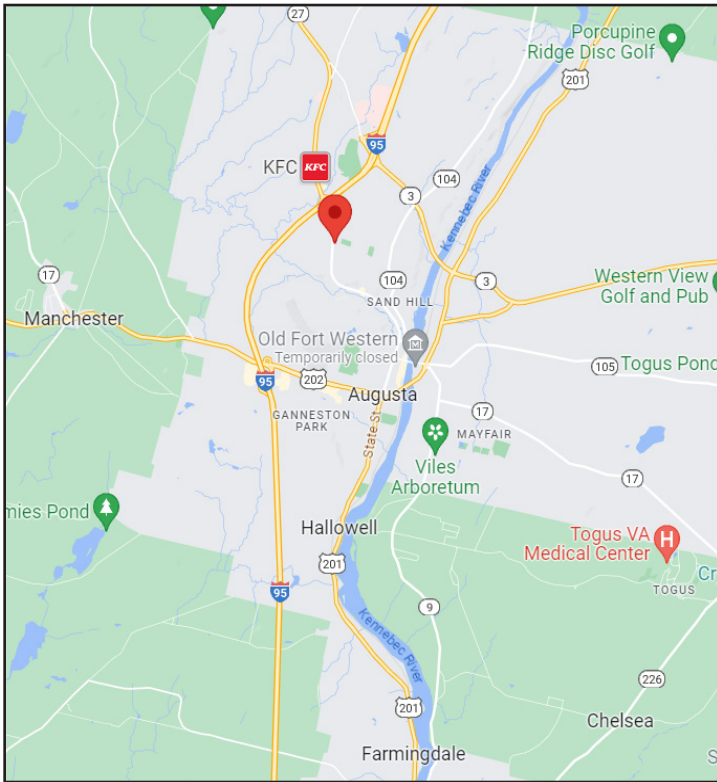
Northwestern Augusta – Beginning with the vast in-town "Sand Hill" neighborhood, with its single and multi-family options, and extending westward towards Augusta's fastest growing commercial district bordered by pristine rural farmlands.

Information from: <http://www.augustamaine.gov/>

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137-145 CIVIC CENTER DR - AUGUSTA LOCATION INFORMATION



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137-145 CIVIC CENTER DR - AUGUSTA PHOTOS



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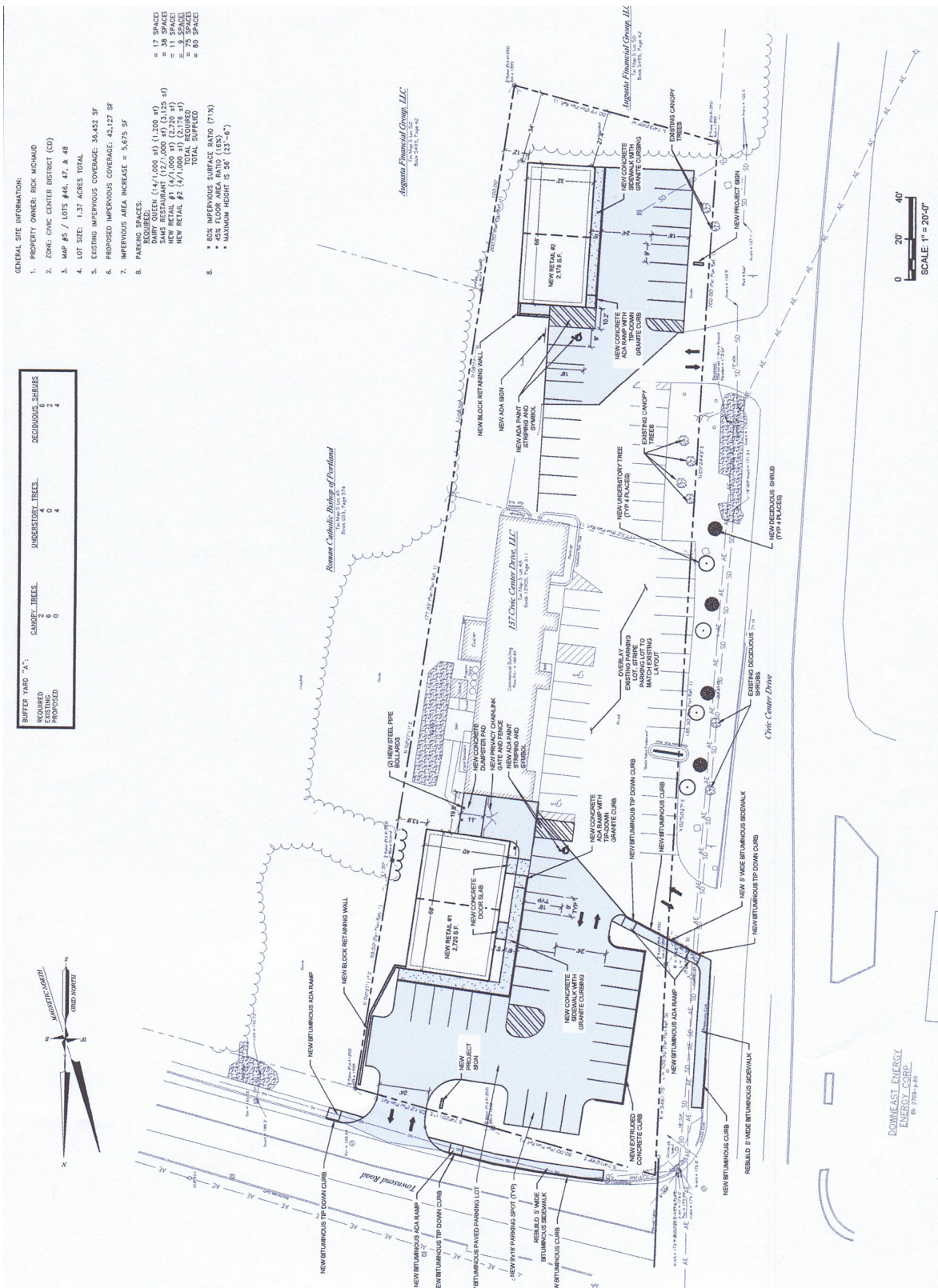
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137-145 CIVIC CENTER DR - AUGUSTA APPROVED DEVELOPMENT PLAN



- GENERAL SITE INFORMATION:**
- PROPERTY OWNER: RICK WICHMAD
 - ZONE: CIVIC CENTER DISTRICT (CC)
 - MAP #1 / LOTS #46, 47, & 48
 - LOT SIZE: 1.37 ACRES TOTAL
 - EXISTING IMPERVIOUS COVERAGE: 38,425 SF
 - PROPOSED IMPERVIOUS COVERAGE: 42,127 SF
 - IMPERVIOUS AREA INCREASE = 5,675 SF
 - PARKING SPACES:
 - EXISTING: 17 SPACES
 - PROPOSED: 38 SPACES
 - TOTAL: 55 SPACES
 - NEW GREEN (147/1,000 sq ft) (1,200 sq ft)
 - SAMS RESTAURANT (127/1,000 sq ft) (3,125 sq ft)
 - NEW RESTAURANT #1 (127/1,000 sq ft) (3,125 sq ft)
 - NEW RESTAURANT #2 (147/1,000 sq ft) (3,175 sq ft)
 - TOTAL REQUIRED: 9,625 sq ft
 - TOTAL SUPPLIED: 80 SPACES
 - 85% IMPERVIOUS SURFACE TO BE REMOVED (71%)
 - 45% FLOOR AREA RATIO (1.65)
 - MAXIMUM HEIGHT IS 58' (23'-6")

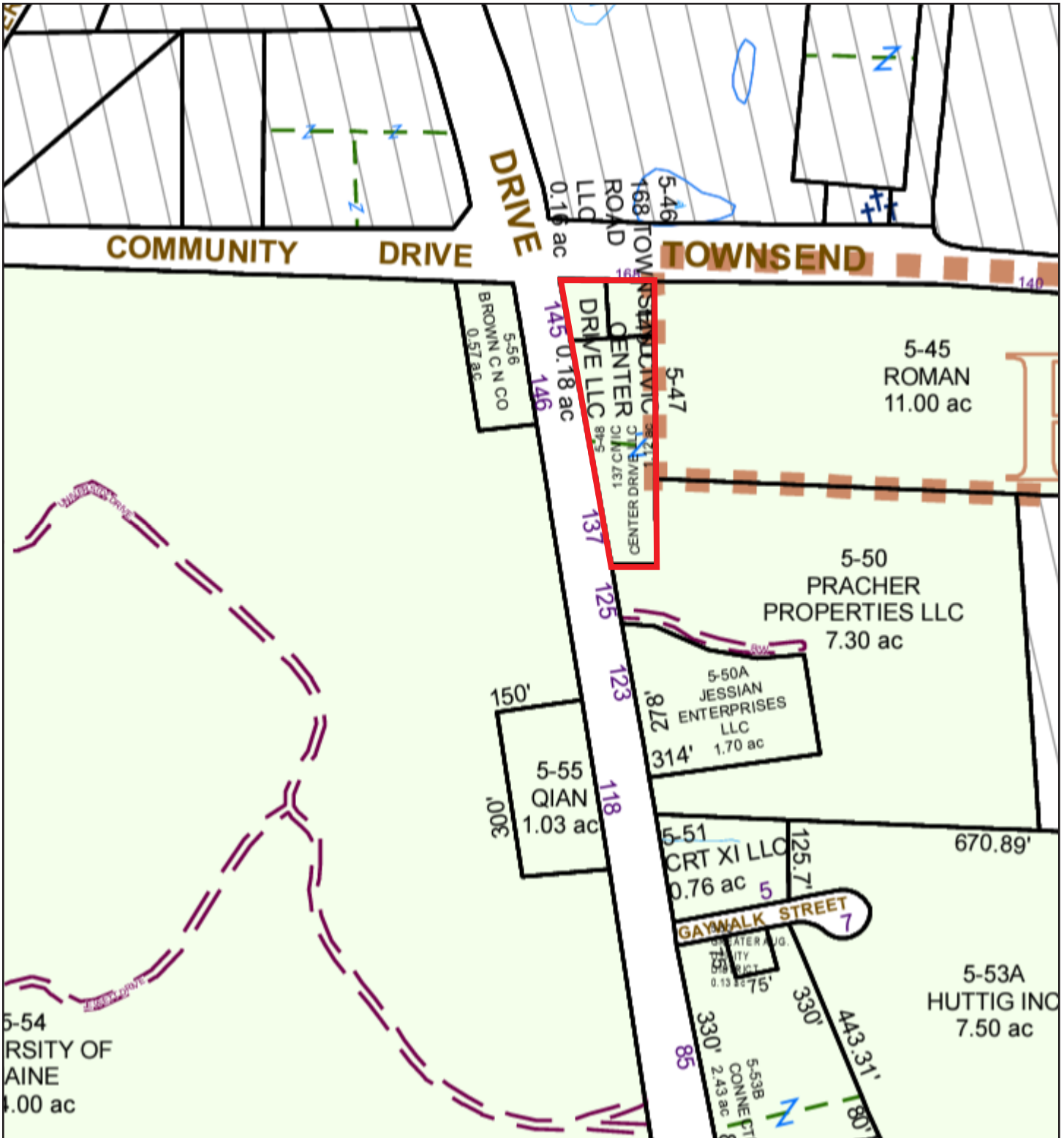
BUFFER YARD "A":	CANOPY TREES:	UNDERSTORY TREES:	DECIDUOUS TREES:
REQUIRED	0	0	2
EXISTING	0	0	2
PROPOSED	0	4	4



0 20' 40'
SCALE: 1" = 20'-0"

DOMESTIC ENERGY CORP.
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CONFIDENTIALITY AGREEMENT

Our agreement with the Seller requires that we obtain a Confidentiality Agreement and evidence of financial ability before disclosing the name and location of his/her business.

In consideration of the Broker, Keller Williams | Magnusson Balfour, providing the information on businesses for sale/lease, land, or property, I/We understand and agree.

1.
 - a. That any information provided on any business is sensitive and confidential and that its disclosure to others may be damaging to the businesses and their owners.
 - b. Not to reproduce or disclose for a period of three years from the date I/We sign this Confidentiality Agreement, any information regarding these businesses and/or property to any other person who has not also signed the Agreement, except to secure the advice and recommendations of my business advisors, accountants, attorneys, etc. "Information" as used this Agreement shall include the fact that the businesses and/or property are for sale, plus any other data provided.
 - c. Not to contact the business owners or their landlords, employees, suppliers, or customers except through the Broker. All correspondence, inquiries, offers to purchase and negotiations relating to the purchase or lease of any business and/or property presented by the Broker will be conducted exclusively through the Broker.
 - d. When visiting the premises of a business covered by this agreement, the undersigned agrees to conceal any and all marketing materials provided by Magnusson Balfour or by the Seller and will not openly discuss the business availability in the presence, or within earshot, of any customers, clients or employees without permission of the Seller.
 - e. Not to circumvent or interfere with the Broker's contract with the Seller in any way, I/We understand that if I/We interfere with the Broker's contract right to its fee from the Seller, I/We may be personally liable to Broker for payment of the Seller's fee. We understand that should I/We become a manager or otherwise connected with any of the businesses shown or offered to me/us for sale or should I/We buy, trade, lease, or exchange any of the businesses and/or real estate disclosed to me/us, then a fee will be due to the Broker. I/We understand that if I/We make the purchase through the Broker, I/We will not be liable for the fee to be paid by the Seller to the Broker.
2. That all information regarding businesses for sale is provided by the Seller or other sources and is not verified in any way by Broker. Broker has no knowledge of the accuracy of said information and makes no warranty, express or implied, as to the accuracy of such information. Understanding that, I/We shall make an independent verification of said information prior to entering into an agreement to purchase to purchase any businesses. I/We agree that the Broker is not responsible for the accuracy of any of the information I/We receive or fail to receive, and I/We agree to indemnify and hold the Broker and its agents harmless from any claims or damages which may occur by reason of the inaccuracy or incompleteness of any information provided to me/us with respect to any business I/We might purchase.
3. That should I/We enter into an agreement to purchase a business and/or real property, I/We will provide a financial statement and a personal and business history and I/We authorize the Seller to obtain, through standard reporting agencies, financial and credit information about me/us or the companies I/We represent.
4. That, unless otherwise stated in writing, the Broker is not an agent for me but is an agent for the Seller.
5. Prospective purchaser acknowledges that he/she is not a representative, agent, or informant for any event collection agency.
6. Prospective purchaser acknowledges he/she has been advised to seek independent counsel of an attorney, financial or business advisor and/or accountant to verify the information supplied Broker, and to examine all and applicable documentation relevant to transaction.

I (we) acknowledge that I/we have received an exact copy of the Agreement and that I/we have read this Agreement carefully and fully understand it.

Liquid Assets: _____ **Net Worth:** _____ **Credit Score:** _____

Business Interests: _____

Max Down Payment: _____

Required First Year Salary: _____

Signature

Date

Name (Please Print)

Address

Day Phone #

Evening Phone #

City, State, Zip

E-Mail Address

DENNIS WHELOCK
RETURN TO (AGENT'S NAME)



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.