

# 1773 POST ROAD - WELLS

## ROUTE ONE RETAIL BUILDING FOR LEASE



**SPACE TYPE:** *RETAIL/OFFICE*

FORMER REED'S ANTIQUES BUILDING

**SPACE RANGE:** *4,376+/- SF*

FIVE MINUTES FROM MAINE TURNPIKE

**ZONING:** *GB: GENERAL BUSINESS*

WIDE VARIETY OF USES ALLOWED

**TRAFFIC COUNT:** *11,810 AADT19*

NEAR MULTIPLE RESTAURANTS, RESORTS,  
AND CAMPGROUNDS

**PARKING:** *22+/- SPACES IN PRIVATE LOT*

**LEASE RATE: \$5,500/Mo MG**



For more information contact:

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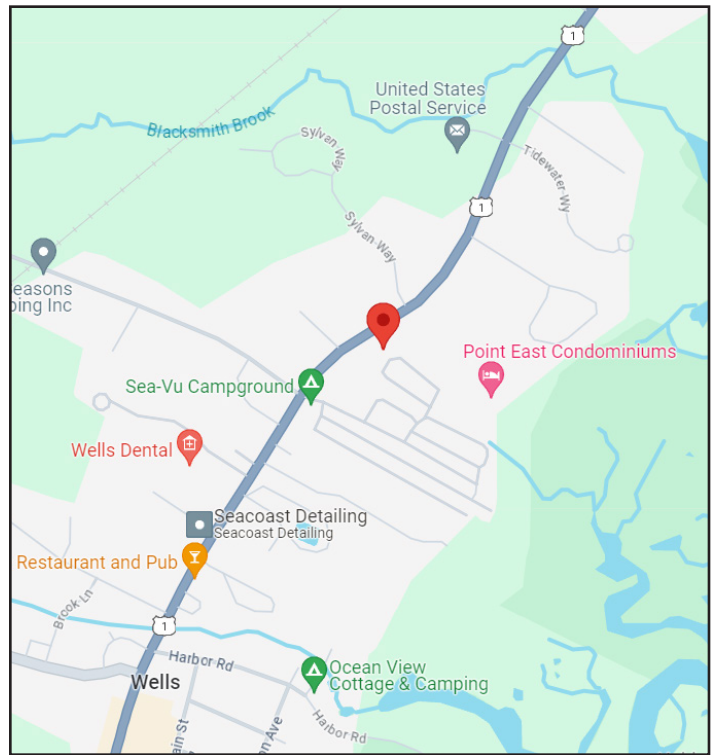
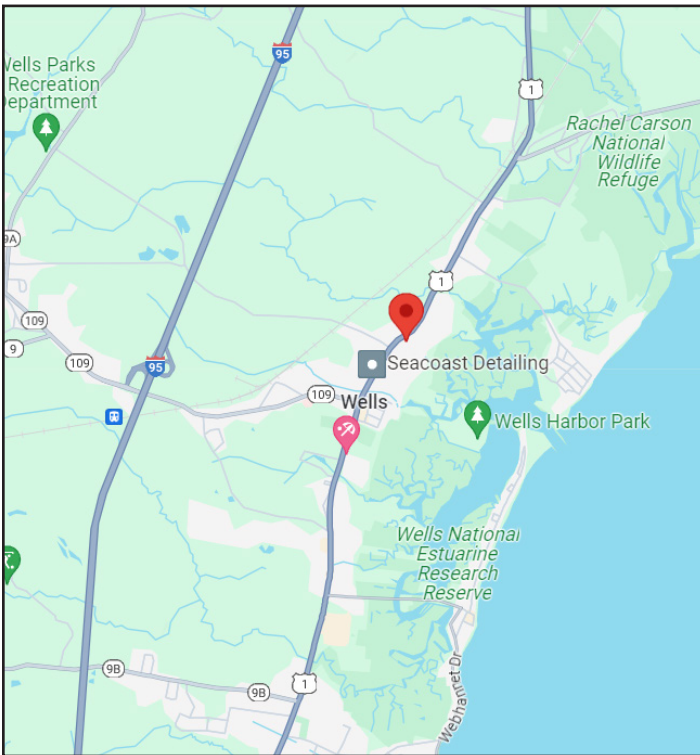
<b>OWNER</b>	Red Barn LLC		
<b>SPACE TYPE</b>	Office/Retail		
<b>TOTAL BUILDING SIZE</b>	4,376+/- SF		
<b>SPACE BREAKDOWN</b>	<b>SF+/-</b>	<b>RATE</b>	
	4,376 +/- SF	\$5,500/Mo MG	
<b>ZONING</b>	GB: General Business		
<b>STREET FRONTAGE</b>	165+/- Ft		
<b>YEAR BUILT</b>	1995		
<b>PARKING DESCRIPTION</b>	22+/- spaces in private lot		
<b>SIGNAGE</b>	Pylon		
<b>TRAFFIC COUNT</b>	11,810 AADT19		
<b>UTILITIES</b>	<b>TYPE</b>	<b>PAID BY</b>	
<b>ELECTRICITY</b>	Circuit Breakers	Tenant	
<b>SEWER</b>	Public	Tenant	
<b>WATER</b>	Public	Tenant	
<b>HEAT/COOLING</b>	Mini Split	Tenant	
<b>HEAT FUEL</b>	Electric	Tenant	

### OVERVIEW

Large commercial building for lease located directly on Route One with excellent visibility. Formerly Reed's Antiques, the interior is mostly open concept and lends itself to a wide variety of uses per town of Wells General Business zoning. Convenient to the Maine Turnpike and plenty of on-site parking available. There are many resorts, restaurants, and campgrounds nearby from which to attract patrons. Tenant pays for all utilities, maintenance, plowing and landscaping.



# 1773 POST RD - WELLS LOCATION INFORMATION



**50 Sewall St - Portland, Maine 04102 • Tel. 207-879-9800 • [www.balfourcommercial.com](http://www.balfourcommercial.com)**

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Town of Wells  
Permitted Land Use (\*\*\*\*For Reference Only\*\*\*\*)

Land Use	RA	RB	RD	RC	BB	GB	H	LI	QM	R	AP	RP	MHPO	TC
Agriculture	P-1	P-1	P-1	P-1		P-1		P-4	P	P	P-1			
Animal Husbandry	PR-11									P				
Aquaculture							P-2					PR		
Bank				PR		PR								PR-24
B & B / Small Inn				PR	PR-14	PR-14				PR-14				
Bus Depot														PR
Business Contractor				PR		PR		PR						
Business Office				PR	PR	PR		PR	PR-18					PR
Business Personal Service				PR	PR	PR								PR-20
Business Retail				PR-15	PR	PR-6								
Business Service				PR	PR	PR		PR						PR-20
Business Wholesale				PR		PR-17		PR						
Cemetery	P-7			P-7		P-7				P-7				
Church	PR			PR		PR				PR				
Club				PR		PR				PR				
Concerts							P-23							
Congregate Care Facility	PR			PR		PR				PR				
Convenience Store														PR
Day Care Home	PR	PR	PR	PR	PR	PR				PR				
Day Care Cent/Nursery Sch				PR	PR	PR				PR				
Drug Abuse Shelter				PR		PR								
Dwelling - 1 Family	P-14	P	P	P-14	P-14	P-14				P-14	P-14			
Dwelling - 2 Family	P	P		P	P	P				P	P-14			
Dwelling -Multifamily	P-14			P-14		P-14				P-14				
Elderly Housing	PR			PR		PR								
Estuarine/Marine Ed							PR			P-22				
Fairs/ Bazaars							P-23							
Freestanding Res. Detox				PR		PR								
Function Hall				PR-10	PR	PR								
Gasoline Service Station														PR
Hotel / Motel					PR-14	PR-14								PR-14
Housing, Congregate	PR			PR		PR								
Kennel										PR				
Lifecare Facility	PR					PR								
Manufacturing								PR						
Manuf-asphalt/concrete prod.									PR					
Marina							PR							
Medical Care Facility	PR-9			PR-9		PR								
Mineral Extraction									PR-8	PR-14	PR-14			
Mobile Home Park													PR-20	
Motor Vehicle Rental								PR						PR
Municipal Facility	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR		PR-25
Museum	PR-5			PR	PR	PR				PR-5				
Neighborhood Conv Store				PR-16	PR	PR				PR				
Nursing Home	PR			PR		PR								
Parking Lot -Commercial					PR	PR		PR						PR
Piers, Docks, Wharves												P		
Private Non-Medical Inst.				PR		PR								
Public Gathering							P-23							
Public Transp. Shelter					PR	PR	PR	PR						
Public Utility Facility	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR		PR-26
Recreation Active	PR	PR	PR	PR	PR	PR	PR			PR	PR			
Recreation-High Intensity					PR	PR								
Recreation-Medium Intensity				PR		PR		PR						

Land Use	RA	RB	RD	RC	BB	GB	H	LI	QM	R	AP	RP	MHPO	TC
Recreation-Low Intensity	PR				PR	PR	P-21			PR				
Recreation Passive	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12		
Recycling Facility								PR						
Registered Marijuana Disp.				PR		PR								
Research & Dev. Facility								PR						
Restaurant Standard				PR-20	PR	PR	PR	PR		PR-19				PR
Restaurant Fast Food					PR	PR		PR						PR
Sawmill						PR-3				PR				
School Public & Private	PR			PR		PR				PR				
School Voc-Tech	PR-20							PR		PR-20				
Self Storage Facility								PR						PR
Shows(boat, craft, etc.)							P-23							
Standalone Reg. Marijuana D.				PR		PR								
Store/Repair Min.Ext.Equip									PR					
Tent & RV Park						PR-14				PR-14				
Timber Harvesting	P-12			P-12		P-12		P-12	P-12	P-12	P-13			
Transmission Tower/Radio								PR		PR	PR			
Transportation Facility						PR		PR						PR
Truck Terminal								PR						
Warehousing								PR						
Wildlife Habitat Management												P-20		

P-Permitted with Use Permit

PR-Permitted with Site Plan Approval

#### LAND USE TABLE

- Limited to the raising of crops and plants out of doors, review is required with any structure
- Any structures require site plan approval
- Producing less than 100,000 board feet of lumber per year
- Wholesale greenhouses require site plan approval
- Occupying less than 5,000 sq. ft. of floor area
- Includes the manufacturing of goods offered for sale on premises
- Cemeteries containing buildings and/or structures and having an area larger than 20,000 sq. ft. requires site plan approval
- Includes the manufacturing of asphalt and concrete products, repair facilities and offices related to mineral extraction use
- Excludes hospitals
- Without commercial type cooking facilities
- On lots larger than 25 acres
- No use permit required
- No use permit required but site plan approval is required within 250' of Branch Brook
- See Article 7 - Performance Standards
- Including products manufactured on site
- Excluding the sale of motor vehicle fuels and including a restaurant area not exceeding 15 seats
- Having a gross floor area of less than 5,000 sq. ft.
- For a mineral extraction use
- Containing less than 75 seats
- See Article 5 - District Regulations
- Limited to uses requiring access to water
- Facilities located east of U.S. Route 1
- With approval of Selectmen and CEO
- Including ATMs
- Related to providing services to the traveling public
- Not including Electrical Generation Facilities



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.*