

**FOR LEASE
RETAIL - COMMERCIAL
BRUNSWICK, ME**



RETAIL/COMMERCIAL SPACE FOR LEASE

1 TENNEY WAY, BRUNSWICK, ME 04011

DESCRIPTION

Presenting a stand-alone building in the heart of downtown Brunswick available immediately for lease. Ample space in this highly visible two-story building with frontage on Union Street with dedicated off-street parking. It sits adjacent to the Brunswick Amtrak Station and a busy Hannaford Supermarket.

The first floor has two restrooms, a reception area, a large retail space, a full kitchen, and two rooms for potential use as offices. The second floor is an open-concept loft-style space, flooded with natural light and has an additional restroom. A perfect location to grow your business with room to expand.

Building features include:

- Well-located in downtown Brunswick
- Private parking area
- Adjacent to Hannaford Supermarket and Railroad

**OFFERED AT
\$8.76 / SF NNN**



For More Information Contact:
MANDY REYNOLDS
603.767.7411 || 207.376.9949
Amlreynolds@kw.com
www.balfourcommercial.com



RETAIL/COMMERCIAL SPACE FOR LEASE

1 TENNEY WAY, BRUNSWICK, ME 04011

BUILDING INFORMATION

Address: 1 Tenney Way, Brunswick, ME 04011
Owner: Northern New England Conference of Seventh-Day Adventists Inc.
Space Type: Office - Retail - Commercial
Building Size: 4,380 SF
Lease Rate: \$3,200 / month || \$8.76 PSF
Lease Type: NNN
Parking: ±8 spaces
Street Frontage: ±128'
Assessed Value (2023): \$375,700
Taxes (2023): Currently non-taxable. Estim. Taxes - \$5,485.22
Zoning: GM1 - Growth Mixed-Use 1.
Tax Map/Lot: U16 - 091
Traffic Count: 4270 AADT19

First Floor: 2,920 SF Second Floor: 1,460 SF Total: 4,380 SF

The structure is a +/- 4,380 square foot two-story wood-framed building with vinyl siding and metal roof. There is a front, rear, and side exit. The side (parking lot) exit has a covered porch and ADA-accessible ramp. The first floor has two restrooms, a reception area, a large retail space, a full kitchen, and two other rooms for potential use as offices. There are two staircases that lead to the second floor, one in the front and one in the middle of the structure. The second story is open, with a single restroom and storage opportunities in the eaves. The second story has a series of skylights in the ceiling providing ample natural light.

The property is connected to public water and sewer. The building is heated by a four zone forced hot water furnace. There are approximately seven parking spaces + 1 ADA space at the front of the building, with possible additional spaces in the sideyard.

ESTIMATED EXPENSES - ANNUAL

UTILITIES	TYPE	AMOUNT
ELECTRICITY	Circuit Breakers	VARIES
SEWER	Public	\$750
WATER	Public	\$600
HEAT SYSTEM	Forced Hot Water Baseboard	
HEAT FUEL	Natural Gas	\$4,000
MAINTENANCE		\$1,500
SNOW REMOVAL		\$850
PROPERTY TAXES (ESTIM.)		\$5,485
BUILDING INSURANCE (ESTIM.)		\$5,000
	TOTAL ESTIM. ANNUAL EXPENSES:	\$18,185
	TOTAL MONTHLY	\$1,515
	TOTAL NNN PSF	\$4.15

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50 Sewall Street #200, Portland, Maine 04102

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Entryway & Reception



First Floor Restrooms



Union St Frontage



First Floor

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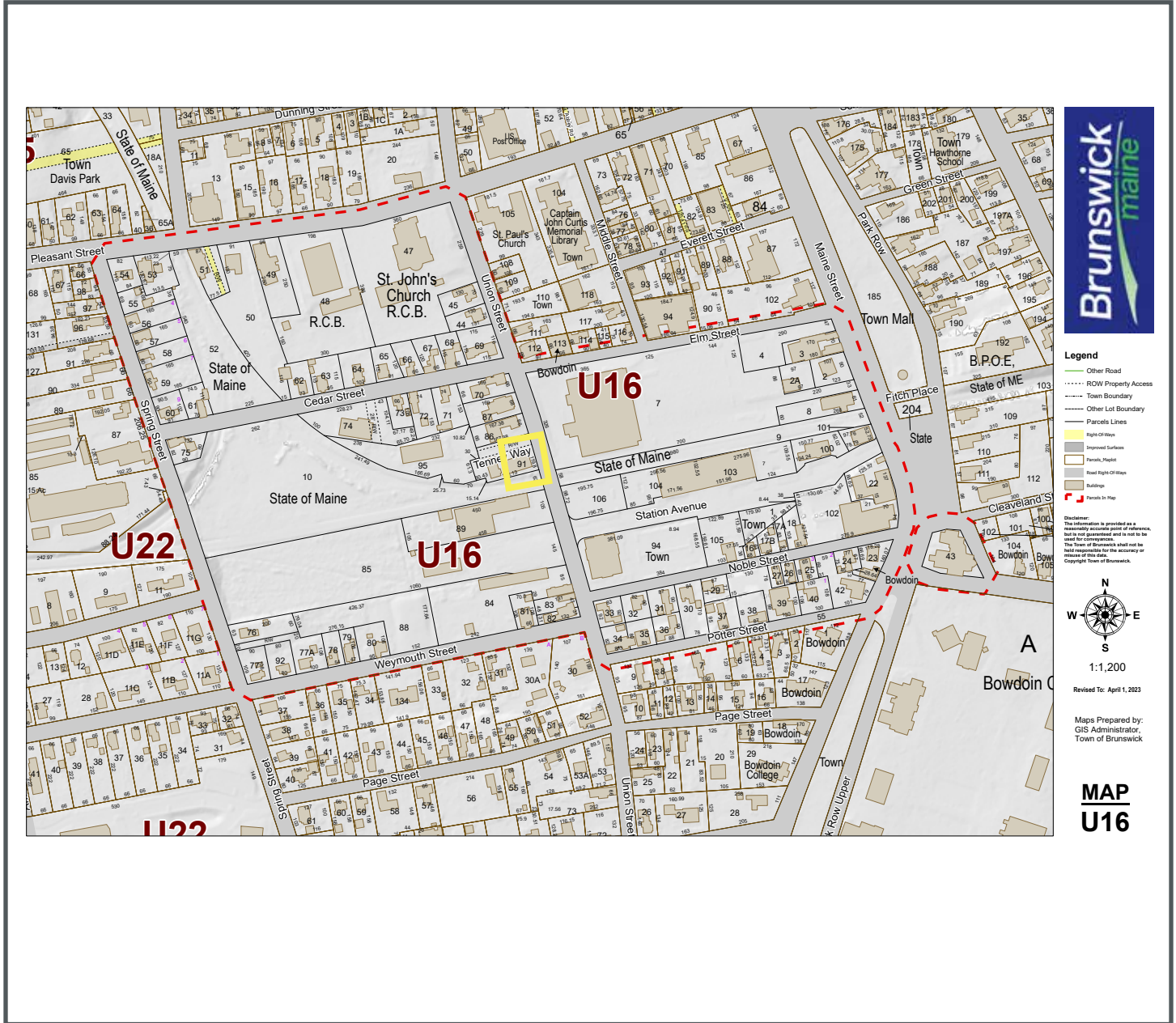
Second Floor

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TAX MAP - U16 091

1 TENNEY WAY, BRUNSWICK, ME 04011



Legend

- Other Road
- ROW Property Access
- Town Boundary
- Other Lot Boundary
- Parcel Lines
- High-Offices
- Improved Surface
- Yards, Meads
- Road Right-Of-Way
- Buildings
- Parcels In Map

Disclaimer: This information is provided as a reasonably accurate point of reference, but it is not guaranteed and is to be used for convenience. The Town of Brunswick shall not be held responsible for the accuracy or misstatement of this data. Copyright Town of Brunswick.


1:1,200
Revised To: April 1, 2023

Maps Prepared by:
GIS Administrator,
Town of Brunswick

**MAP
U16**

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LAND USE TABLE

1 TENNEY WAY, BRUNSWICK, ME 04011

3.2 Growth Area Permitted Use Table

Table 3.2: Permitted Use Table for Growth Area Zoning Districts																												
P = Permitted C = Allowed Only with a Conditional Use Permit X = Prohibited																												
A = Allowed Only as an Accessory Use																												
Land Use	CURRENT ZONE	GR1	GR2 & 10	GR3	GR4	GR5	GR6	GR7	GR8	GR9	GM1	GM2	GM3	GM4	GM5	GM6	GM7	GM8	GC1	GC2	GC3	GC4	GA	GI	GO	GN	Supplementary Use Standards	
	1997 ZONING DISTRICT	RR	R1&8	R2	R3, 4, 5, 6	R7	TR1	TR2	TR3 & 4	TR5	MU2	MU3 & 6	MU4, 11, 14	MU1, CC	HC1 & 2	TC1, 2, 3	RCMU	MUDZ	CU1&3	CU5 & 6	CU4 & 7	CU/TC	R-AR	I2, I3, RBTI	R-R&OS	BCN		
Principal Uses																												
Residential Uses																												
Household Living																												
Dwelling, 1- or 2-family ⁽³⁾	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	P	P	P	P	P	P	X	X	X	3.4.1.A	
Dwelling, multifamily	P	X	X	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	X	X	X	3.4.1.B 4.8.1.D(2)	
Mobile home	Permitted Only in Mobile Home Park Overlay District																											
Group Living																												
Assisted/Congregate Living Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X			
Boarding house	X	X	X	C	P	C	X	C	C	C	P	P	C	C	C	C	P	P	X	X	X	X	X	X	X	X		
Nursing home	X	X	X	X	X	X	X	X	X	X	X	X	P	C	C	C	P	P	X	X	X	X	X	X	X	X		
Residence hall	X	X	X	X	X	X	X	X	P	X	P	C	C	X	C	P	X	P	C	P	P	C	X	C	X	X	3.4.1.C 4.8.1.D(2)	
Public, Institutional, and Civic Uses																												
Community, Cultural, and Educational Uses																												
Club or lodge	X	X	X	X	X	C	X	C	C	C	P	C	C	C	C	P	P	P	X	X	X	X	X	X	C	X	X	
College	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	X	P	X	P	C	C	P	P	X	X	X	4.8.1.D(2)
Community center	A	X	X	C	C	C	X	C	C	P	P	C	P	P	P	P	P	P	X	P	P	C	X	C	X	X		
Day care facility, small	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	
Day care facility, large	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	
Homeless shelter, apartment-style	C	X	X	C	C	C	C	C	C	C	C	C	C	C	C	C	C	X	X	X	X	X	X	X	C	X	X	3.4.1.X
Homeless shelter, non-apartment-style	X	X	X	X	X	X	X	X	X	X	C	X	C	C	C	C	X	X	X	X	X	X	X	X	C	X	X	3.4.1.X
Homeless shelter, resource center	X	X	X	X	X	X	X	X	X	X	C	X	C	C	C	C	X	X	X	X	X	X	X	X	C	X	X	3.4.1.X
Hospital	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	
Library, museum, or art gallery	X	X	X	C	C	C	X	X	C	P	C	C	P	P	P	P	C	P	P	P	P	P	P	X	C	X	X	4.8.1.D(2)
Municipal facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	
Park or conservation area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious institution	X	X	X	C	C	P	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	X	P	X	X	
School	P	X	P	C	P	P	P	P	P	P	P	C	P	P	P	P	P	P	P	C	P	P	P	P	P	P	X	
Communication Uses																												
Telecommunication tower	Permitted only in Telecommunications Overlay District																											
Telecommunication tower, small-scale	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	C	X	X	X	X	X	C	X	C	C	X	X	3.4.1.D
Other Uses																												

Brunswick, Maine Zoning Ordinance
Adopted by Town Council August 7, 2017 p. 3-2

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LAND USE TABLE

1 TENNEY WAY, BRUNSWICK, ME 04011

Chapter 3 - Property Use Standards
Section 3.2 - Growth Area Permitted Use Table

Table 3.2: Permitted Use Table for Growth Area Zoning Districts
P = Permitted C = Allowed Only with a Conditional Use Permit X = Prohibited
A = Allowed Only as an Accessory Use

Land Use	CURRENT ZONE	1997 ZONING DISTRICT	GR2 & 10	GR3	GR4	GR5	GR6	GR7	GR8	GR9	GM1	GM2	GM3	GM4	GM5	GM6	GM7	GM8	GC1	GC2	GC3	GC4	GA	GI	GO	GN	Supplementary Use Standards	
			RR	R1 & 8	R2	R3, 4, 5, 6	R7	TR1	TR2	TR3 & 4	TR5	MU2	MU3 & 6	MU4, 11, 14	MU1, CC	HCI & 2	TCL, 2, 3	RCMU	MUOZ	CU1 & 3	CU5 & 6	CU4 & 7	CU/TC	R-AR	12, 13, RB11	R-R&OS		BCN
Environmental Resource Center			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Commercial Uses																												
Agriculture and Animal Care Uses																												
Aquaculture			X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	
Equestrian facility			X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	P	X	
Farm			X	X	X	P	X	X	X	X	C	C	C	C	X	C	C	X	X	X	X	X	X	X	C	P	X	
Kennel			X	X	X	X	X	X	X	X	C	X	X	X	C	X	X	X	X	X	X	X	X	X	C	X	X	
Plant nursery			X	X	C	P	P	P	C	X	P	P	C	P	P	X	C	C	P	X	P	P	P	X	P	P	X	
Urban Agriculture			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	
Veterinary office			X	X	X	X	X	X	X	X	P	C	P	P	P	P	P	P	P	X	X	X	X	X	X	P	X	X
Food, Beverage, and Entertainment																												
Adult entertainment establishment			X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	
Golf course			X	X	X	P	X	X	X	X	X	X	X	C	X	X	X	X	X	X	X	X	X	X	X	P	X	
Recreation facility, as a principal use			X	X	X	C	C	X	X	X	P	P	P	P	P	P	P	P	C	P	X	X	P	X	P	P	p ^[1]	
Restaurant or dining facility			X	X	X	X	X	C	X	X	P	P	C	P	P	P	P	P	A	P	X	P	P	C	P	C	X	
Theater			X	X	X	X	X	C	X	X	P	C	C	P	P	P	P	X	P	X	P	P	C	X	P	X	X	
Lodging																												
Campground			X	X	X	X	X	X	X	X	C	C	C	C	C	C	X	X	X	X	X	X	X	X	X	P	X	
Hotel			X	X	X	X	X	C	X	X	P	C	C	P	P	P	P	X	X	X	X	X	X	X	P	X	X	
Marijuana Uses*																												
Marijuana Cultivation Facility			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	
Marijuana Products Mfg Facility			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	
Marijuana Store			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	
Marijuana Storefront, Medical			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	
Marijuana Testing Facility			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	
Retail Sales and Services																												
Farmer's market			X	X	X	X	X	C	X	X	P	P	P	P	P	P	P	P	X	X	X	X	X	X	P	X	X	
Financial Institution			X	X	X	X	C	X	X	X	P	C	C	P	P	P	P	A	X	X	X	X	X	P	C	X	X	
Neighborhood store			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	
Office ^[2]			X	X	X	C	C	X	X	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	X		
Retail, Class I			X	X	X	X	C	X	X	X	P	C	P	P	P	P	P	A	X	X	X	X	X	P	X	X	X	
Retail, Class II			X	X	X	X	X	X	X	X	P	C	C	P	P	P	P	X	X	X	X	X	X	X	P	X	X	
Service business, Class I			X	X	X	X	C	C	X	X	P	C	C	P	P	P	P	A	X	X	X	X	X	P	P	X	X	
Service business, Class II			X	X	X	X	X	X	X	X	P	C	C	P	P	P	P	X	X	X	X	X	X	P	P	X	X	

LAND USE TABLE

1 TENNEY WAY, BRUNSWICK, ME 04011

Chapter 3 - Property Use Standards
Section 3.2 - Growth Area Permitted Use Table

Land Use		Table 3.2: Permitted Use Table for Growth Area Zoning Districts																Supplementary Use Standards										
		RR	R1&8	GR2 & 10	GR3	GR4	GR5	GR6	GR7	GR8	GR9	GM1	GM2	GM3	GM4	GM5	GM6		GM7	GM8	GC1	GC2	GC3	GC4	GA	GI	GO	GN
CURRENT ZONE		1997 ZONING DISTRICT																										
		P = Permitted C = Allowed Only with a Conditional Use Permit X = Prohibited A = Allowed Only as an Accessory Use																										
Studio		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Transportation and Vehicle-Related Uses																												
Aviation operations		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Aviation-related business		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Bus or rail station		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Car wash		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Marina or boat storage		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Motor vehicle fueling station		X	X	X	X	X	X	X	X	X	C	X	X	C	P	X	P	X	X	X	X	X	X	P	P	X	X	3.4.1.M
Motor vehicle service or repair		X	X	X	X	X	X	X	X	X	P	X	X	P	P	X	P	X	X	X	X	X	P	X	P	X	X	
Parking facility as a principal use		X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Parking Facility for a Public Boat Launch, as a principal use		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Ultra-light airpark		X	X	X	X	X	X	X	X	X	C	C	C	C	C	C	C	X	X	X	X	X	X	C	C	X	X	
Vehicle sales, rental, or storage		X	X	X	X	X	X	X	X	X	P	X	X	P	P	X	X	X	X	X	X	X	X	X	C	X	X	3.4.1.N
Industrial Uses																												
Contractor's space		X	X	X	X	X	X	X	X	X	C	C	C	C	C	P	P	X	X	X	C	X	X	A	P	X	X	3.4.1.O
Industry, Artisan		X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	X	X	X	X	X	X	P	P	X	X	
Industry, Class I		X	X	X	X	X	X	X	X	X	P	C	C	C	C	X	P	X	X	X	X	X	X	P	P	X	X	3.4.1.P
Industry, Class II		X	X	X	X	X	X	X	X	X	C	C	C	C	X	P	X	X	X	X	X	X	X	P	P	X	X	3.4.1.Q
Junkyard or automobile graveyard		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	3.4.1.R
Marine activity		X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	X	X	X	X	X	X	P	P	P	X	3.4.1.S
Mineral extraction		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	3.4.1.T
Recycling collection facility, as a principal use		X	X	X	X	X	X	X	X	X	P	C	C	C	C	P	P	X	X	X	X	X	X	P	P	X	X	
Renewable energy generating facility, as a principal use		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	P	C	3.4.1.U
Utility facility, major		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	X	
Utility facility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Warehousing and storage		X	X	X	X	X	X	X	X	X	P	C	P	P	C	A	P	C	P	A	A	P	X	P	P	X	X	
Accessory Uses																												
Accessory dwelling unit		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	3.4.2.A	
Bed and breakfast		X	X	X	P	P	P	C	C	C	P	P	P	P	P	P	P	P	C	C	C	P	C	X	P	X	X	
Canopy, Outdoor Service Area		X	X	X	X	X	X	X	X	X	P	X	P	P	P	C	C	P	X	X	X	X	X	P	P	X	X	3.4.1.M
Drive-through service		X	X	X	X	X	X	X	X	X	P	X	P	P	P	C	C	P	X	X	X	X	X	X	X	X	X	3.4.2.B

Brunswick, Maine Zoning Ordinance
Adopted by Town Council August 7, 2017 p. 3-4

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LAND USE TABLE

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Section 3.3 - Rural Area Permitted Use Table

Table 3.2: Permitted Use Table for Growth Area Zoning Districts
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A = Allowed Only as an Accessory Use

Land Use	CURRENT ZONE		GR2 & 10	GR3	GR4	GR5	GR6	GR7	GR8	GR9	GM1	GM2	GM3	GM4	GM5	GM6	GM7	GM8	GC1	GC2	GC3	GC4	GA	GI	GO	GN	Supplementary Use Standards	
	1997 ZONING DISTRICT		RR	R1&8	R2	R3, 4, 5, 6	R7	TR1	TR2	TR3 & 4	TR5	MU2	MU3 & 6	MU4, 11, 14	MU1, CC	HC1 & 2	TCL, 2, 3	RCMU	MUOZ	CU1&3	CU5&6	CU4 & 7	CU/TC	R-AR	I2, I3, RBTT	R-R&OS		BCN
Helipad			X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X	C	X	X	X	X	X	X	X		
Home occupation			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	3.4.2.C
Parking facility, as an accessory use			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recreation facility, as an accessory use			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Renewable energy generating facility, as an accessory use			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.4.1.U
Temporary Uses																												
Outdoor sales			X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	3.4.2.D
Temporary construction office or yard			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	3.4.2.E
Temporary movable storage container			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	3.4.2.F
Temporary real estate sales office			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	3.4.2.G

Notes: [1] Limited to passive recreation uses. [2] Change of Use Permit required for non-medical to medical office (Table 5.2.9.B). [3] Residential storage may be permitted in all locations where single and two-family homes are permitted without the need for a principal structure on the lot and subject to all the requirements pertaining to principal structures (amended 7/18/22).

*No marijuana uses shall be permitted prior to January 1, 2019 (amended 10/15/18).

Table amended 4/8/19.

REAL ESTATE BROKERAGE RELATIONSHIPS FORM



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 ser-

vices 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.

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