

# 191 N. MAIN ST - GREENWOOD COMMERCIAL BUILDING FOR SALE



**PROPERTY TYPE:** COMMERCIAL/RETAIL

EXCELLENT ROUTE 26 VISIBILITY

**BUILDING SIZE:** 2,900+/- SF

COST-EFFECTIVE SPACE WITH MANY USES

**ACREAGE:** .4+/- ACRES

PERFECT FOR BLUE COLLAR OR RETAIL

**PARKING:** 3-5 SPACES

LOCKE MILLS NEIGHBORHOOD

**ZONING:** NO ZONING

**SALE PRICE: \$249,000**



For more information contact:

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





# 191 N. MAIN ST - GREENWOOD PROPERTY DETAILS

<b>OWNER</b>	Andrew Ecker
<b>PROPERTY TYPE</b>	Industrial
<b>BEST OR CURRENT USE</b>	Workshop or warehouse
<b>ZONING</b>	None
<b>TRAFFIC COUNT</b>	5,080 AADT19
<b>YEAR BUILT</b>	unknown
<b>ACREAGE</b>	.40+/- acres
<b>BUILDING SIZE</b>	2,900+/- SF
<b>PARKING</b>	4-6 spaces
<b>TAXES/YEAR</b>	\$1,568.18 (2022)
<b>BOOK/PAGE</b>	5312/93
<b>MAP/BLOCK/LOT</b>	U02/006
<b>ROAD FRONTAGE</b>	140+/- ft
<b>UTILITIES: ELECTRIC</b>	Circuit Breakers
<b>SEWER</b>	Private
<b>WATER</b>	Private
<b>HEAT SYSTEM</b>	Forced Hot Air
<b>FUEL</b>	Oil
<b>COOLING</b>	Heat pumps (partial)
<b>CONSTRUCTION:</b>	
<b>BASEMENT</b>	Partial
<b>EXTERIOR</b>	Clapboard
<b>ROOF</b>	Metal

## OVERVIEW

2,900+/- SF commercial building located on Route 26 offering excellent visibility. Set in the foothills of the western Maine mountains, the property is situated in the Locke Mills neighborhood of Greenwood overlooking Round Pond, and is less than ten minutes from Mount Abram Ski Area & Bike Park. With its flexible floor plan, this cost-effective property is perfect retail, office, or blue collar use.

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# 191 N. MAIN ST - GREENWOOD AREA DEMOGRAPHICS

## About Greenwood

The Town of Greenwood is located in south central Oxford County. Greenwood was once a farming and manufacturing town, formerly known as No. 4 Township. Greenwood is 9.5 miles long and 4.5 miles wide. Predominate natural features include all or part of the 10 great ponds and numerous streams and rivers. The town first settled by those seeking inexpensive land for agriculture and underdeveloped water power sites for milling.

Located in the foothills of the western Maine mountains, Greenwood is home to family-friendly Mt. Abram Ski Area, as well as some of the region's most picturesque lakes and ponds.

Whether you're looking for the perfect place to spend a day, a week, or a lifetime, you'll find it in Greenwood. Opportunities for outdoor recreation abound in our small town, which is only a short drive from the regional shopping and service areas of Bethel, Rumford, and Paris.

Spend a winter weekend skiing or snowboarding, or a summer afternoon paddling the lakes. Snowshoe the trails in Maggie's Nature Park, or take an autumn hike to the top of Peaked Mountain Bluff for an eagle's-eye view of the foliage.

## About the Surrounding Area

The Bethel, Maine area is a one-of-a-kind destination. Here you'll find top-notch outdoor recreation opportunities in all seasons. Hiking, mountain biking, fishing, canoeing and kayaking, golf, and sightseeing await you in the summer. In winter, the Bethel area offers some of the best alpine skiing in the east at Sunday River and Mt. Abram, plus plenty of nordic skiing, snowshoeing, and a great après ski scene. All year round, Bethel offers lodging and dining for all tastes, and a small but wonderful and walkable downtown with everything you need and nothing you don't.

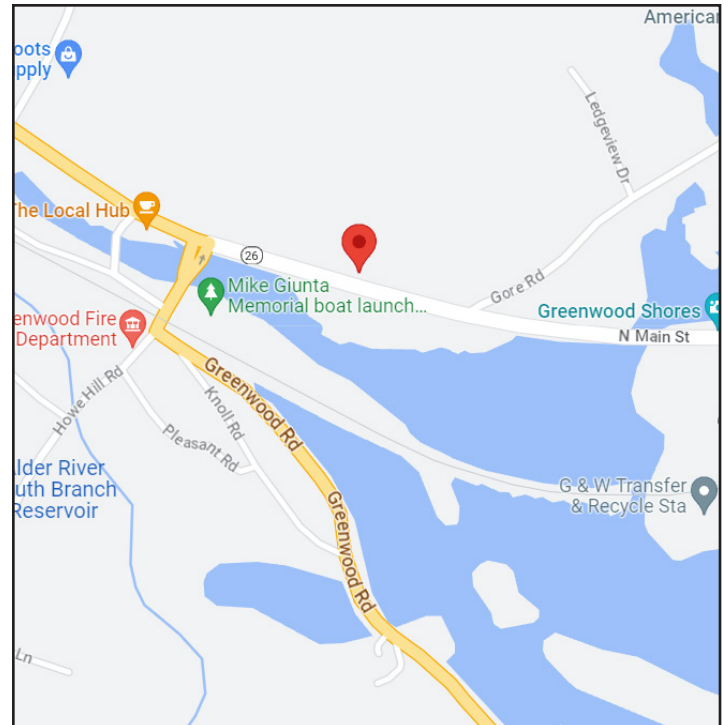
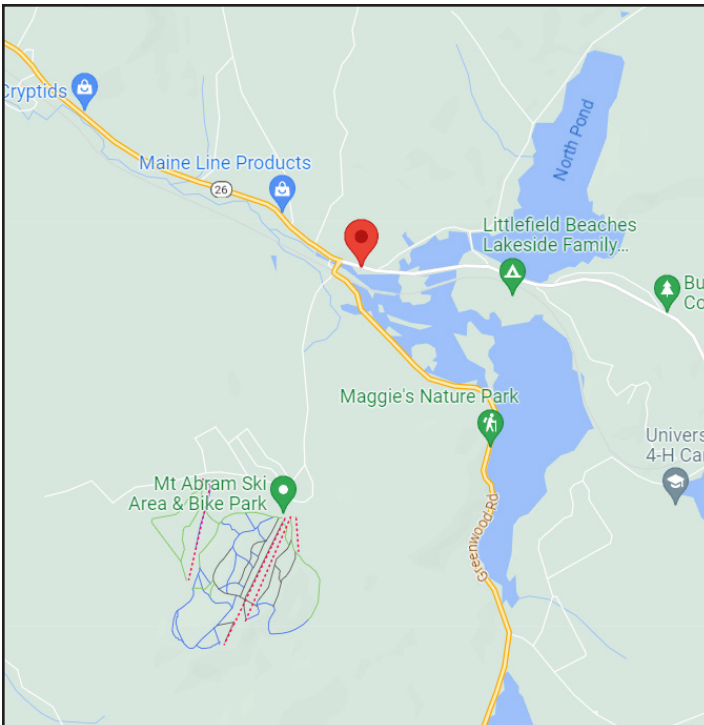
Information from: [www.greenwoodmaine.org](http://www.greenwoodmaine.org) and <https://www.bethelmaine.com/>

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# 191 N. MAIN ST - GREENWOOD LOCATION INFORMATION



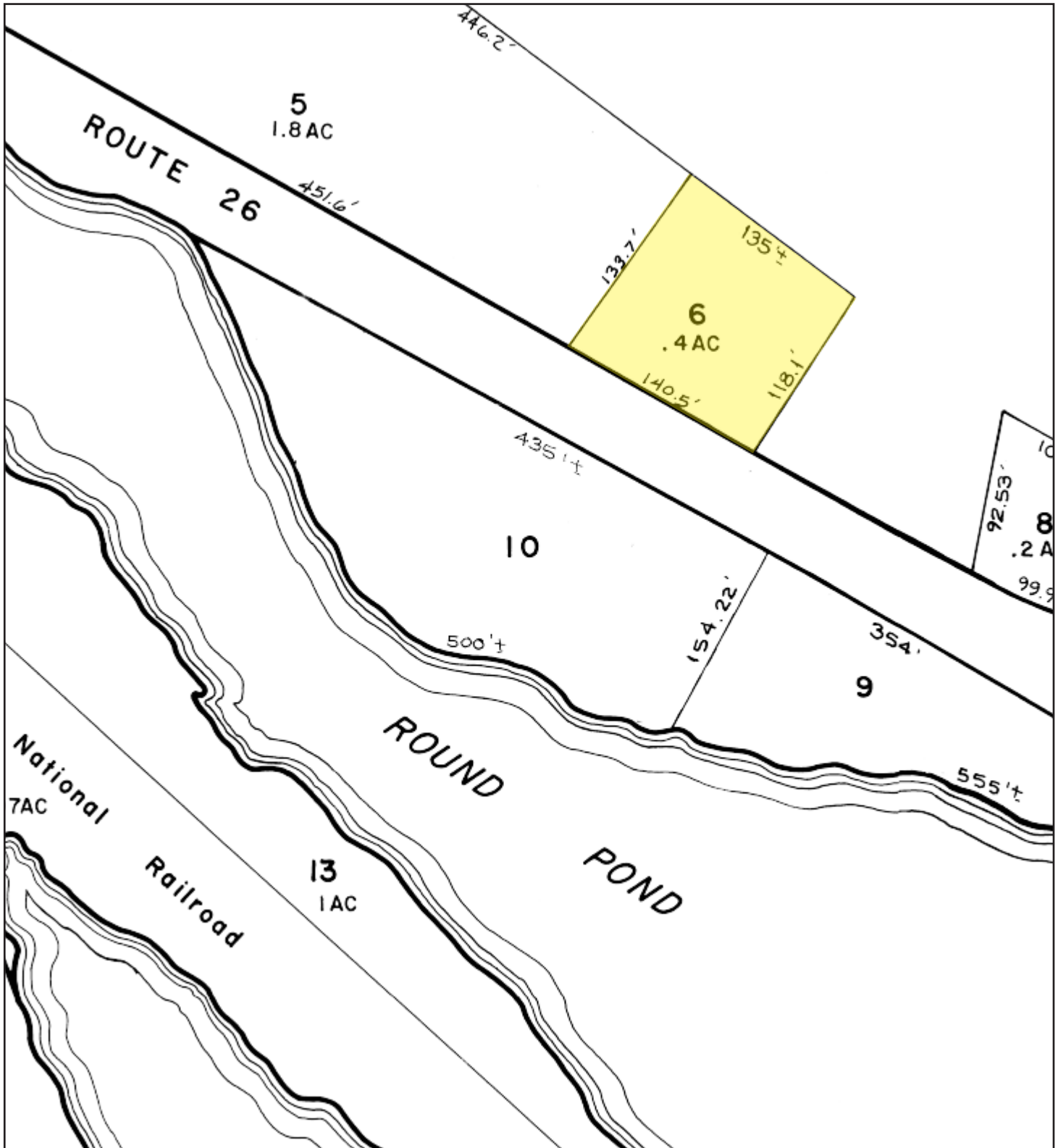
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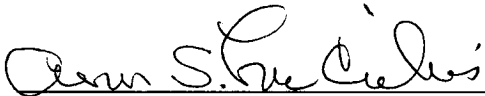
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### WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **Ann McCrillis** of **1805 Roxbury Road Roxbury, ME** for consideration paid grants to **Andrew K. Eckeyr** of **145 Heaven Spender Road, Bryant Pond, ME** with WARRANTY COVENANTS, the premises in the **Town of Greenwood, County of Oxford** and State of **Maine**, being more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said **Ann McCrillis** has caused this instrument to be signed this **10/20/2016**

  
\_\_\_\_\_  
Ann McCrillis

  
\_\_\_\_\_  
Witness

MAINE REAL ESTATE  
TRANSFER TAX PAID

State of   **Maine**    
County of   **Cumberland**  

Then personally appeared before me this **20th** day of **October**, **2016** the said **Ann McCrillis** and acknowledged the foregoing to be her voluntary act and deed.

  
\_\_\_\_\_  
~~Notary Public~~ **Maine Attorney at Law**  
~~Commission Expiration:~~ \_\_\_\_\_

**Charles H. McLaughlin**  
attorney-at-law

**EXHIBIT "A"****LEGAL DESCRIPTION**

**PARCEL ONE:** A certain lot or parcel of land with the buildings thereon situated in said Greenwood on the northerly side of Route #26 in Locke Mille Village and bounded and described as follows: Commencing on the northerly side of said highway at the southeasterly corner of land now or formerly of Jackson-Silver Post No. 68 American Legion on line of land now or formerly of E.L. Tebbets Spool Company or Ekco Tebbets, Inc.; thence in a northerly direction one hundred twenty (120) feet along the last mentioned line to a corner marked by a stake and stone; thence westerly on line of land of said E.L. Tebbets Spool Company or Ekco Tebbets, Inc., to the westerly line of land of the said Jackson-Silver Post No. 68 American Legion; thence in a southerly direction along the westerly line of land of the said Jackson-Silver Post No, 68 American Legion to a cement post on the northerly side of said highway; thence in an easterly direction along the northerly side of said highway to the point of beginning.

Further reference is made to boundary line deed as set forth in Book 1564, Page 192 of the Oxford County Registry of Deeds and described as follows: being any interest lying northerly of the following line including any land described in a deed from Jackson-Silver Post Number 68, American Legion recorded in the Oxford County Registry of Deeds in Book 1252, Page 248 sited in Book 506, Page 96 including water rights; beginning at an iron pipe set as a property corner which is located on a high bank and the assumed northeasterly bounds or State highway Route Number 26 leading through the village or Locke Mills to Bethel at a point which is twenty one and nine tenths (21.9) feet south  $85^{\circ} 55'$  west from the southwesterly corner of the old American Legion building and twenty-seven and three tenths (27.3) feet south  $20^{\circ} 55'$  west from the center of a utility pole and one hundred and forty and one half (140.5) feet, north  $65^{\circ} 30'$  West from the iron pipe that marks the southeasterly corner of the Saunders property; thence north  $29^{\circ}$  east and parallel to said old legion building for a distance of one hundred thirty-three and seven tenths (133.7) feet to a surveyed stake standing on the westerly line of land or Gilbert Manufacturing Company.

Further reference is made to Notice of Layout and Taking by the State of Maine dated July 12, 2000 and recorded in the Oxford County Registry of Deeds in Book 2841, Page 301.

Being the same premises conveyed to Ann McCrillis by deed dated October 5, 1992 and recorded in the Oxford County Registry of Deeds in Book 1947, Page 62.

Recorded: Oxford East County 10/21/2016 02:28:49 PM  
Patricia A Shearman Register of Deeds





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.*