

# 12 GRAYS LANE - BIDDEFORD

## LARGE INDUSTRIAL BUILDING FOR SALE



**PROPERTY TYPE:** *INDUSTRIAL*

LOCATED JUST OFF ROUTE ONE

**BUILDING SIZE:** *7,560+/- SF*

LESS THAN FIVE MINUTES FROM I-95

**ACREAGE:** *2.87+/- ACRES*

SIGNIFICANT ECONOMIC GROWTH AREA

**ZONING:** *B2 - BUSINESS 2 & 11 - INDUSTRIAL*

CLOSE PROXIMITY TO MANY AMENITIES

**PARKING:** *AMPLE ON-SITE PARKING*

**SALE PRICE: \$1,350,000**

**For more information contact:**

ZACH RESNIKOFF: 207-606-9665 zachary.resnikoff@kw.com  
ALEX PIRLECI: 207-239-6606 alex@balfourcommercial.com  
NICK BOSS: 207-604-6649 nickboss@kw.com  
KIRK BUTTERFIELD: 207-205-4007 kbutterfield@kw.com



<b>OWNER</b>	Nichols Holdings LLC
<b>PROPERTY TYPE</b>	Industrial
<b>BEST OR CURRENT USE</b>	Industrial
<b>ZONING</b>	B2 (Business) and I1 (Industrial)
<b>TRAFFIC COUNT</b>	14,930 AADT19 (Route One)
<b>YEAR BUILT</b>	1988
<b>YEAR RENOVATED</b>	Recent and ongoing (see next page)
<b>ACREAGE</b>	2.87+/- acres
<b>BUILDING SIZE</b>	7,560+/- SF
<b>PARKING</b>	50+ spaces: 8-10 in paved front lot; 40+ in gravel rear lot
<b>TAXES/YEAR</b>	\$7,463.97 (2024)
<b>BOOK/PAGE</b>	18823/535
<b>MAP/BLOCK/LOT</b>	0012/0012
<b>PERCENT OCCUPIED</b>	48%
<b>TENANCY</b>	Multiple
<b>ROAD FRONTAGE</b>	205+/- Ft
<b>CAP RATE (PROJECTED)</b>	9%
<b>UTILITIES: ELECTRIC</b>	Circuit Breakers
<b>SEWER/WATER</b>	Public/Public
<b>HEAT SYSTEM</b>	FHA, Propane
<b>COOLING</b>	Heat Pumps
<b>CONSTRUCTION:</b>	Slab foundation; metal siding and roof
<b># LOADING DOCKS</b>	2
<b># DRIVE-IN BAYS</b>	4
<b>CEILING HEIGHT</b>	18 Ft
<b>CLEAR HEIGHT</b>	14 FT

### OVERVIEW

Large industrial building on over 2.5 acres. The building features private offices, showroom/retail space, kitchenette, and a large open production space. Additionally, there are two loading docks, four drive-in bays, and mezzanine allowing for plenty of storage space.

This property is conveniently located just off the Biddeford Connector less than five minutes to the Maine Turnpike, 20 minutes to Portland, 30 minutes to Portsmouth, NH, and in close proximity to many amenities. The Biddeford/Saco region is in the midst of significant economic growth. Investments upwards of \$200 million have occurred in the past couple of years with more expected.



## OVERALL BUILDING/PROPERTY

- Built out office space on loading dock side
- Fixed garage doors on loading dock
- Graded and cleared a large portion of the back lot
- Restored steel sign at entryway
- Lined and paved the parking lot
- Installed sub meter readers

## HEADIES SPACE

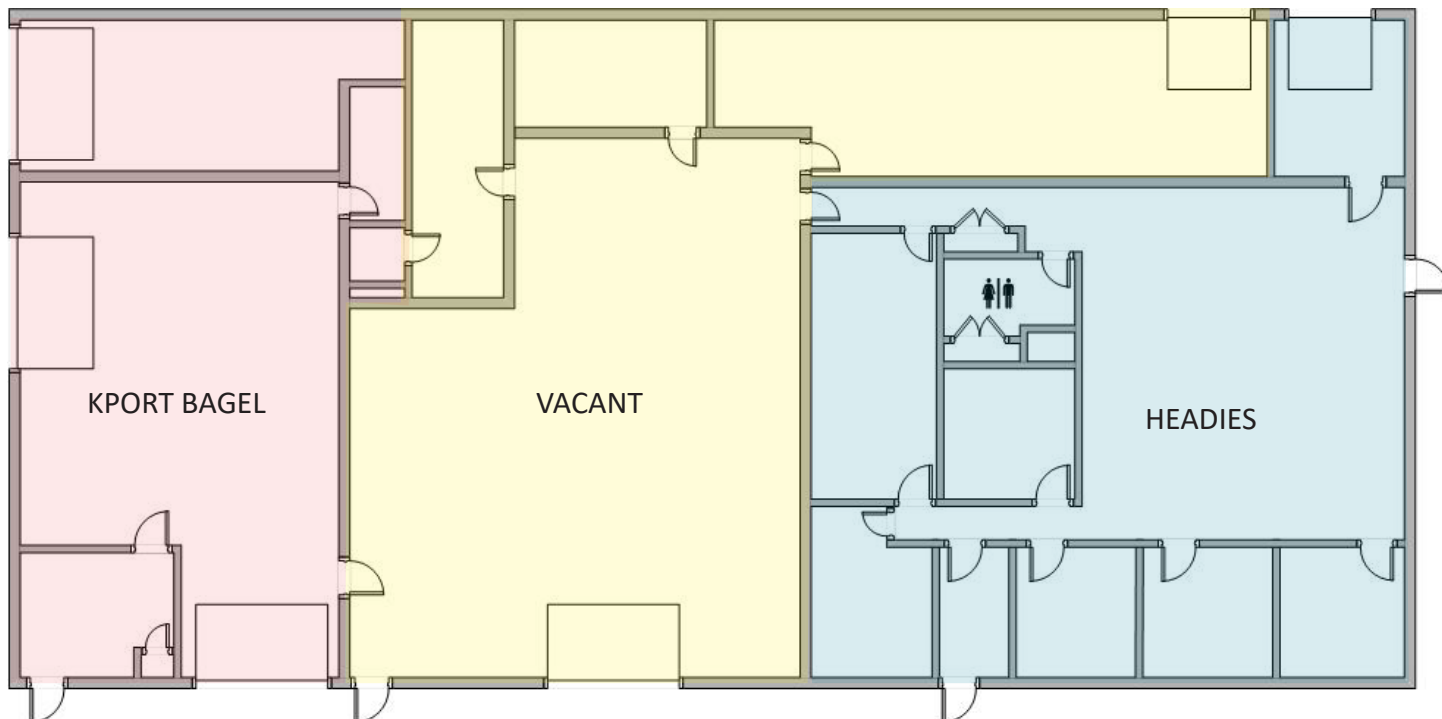
- 3,000 sq ft new flooring
- New exterior egress doors
- Replaced condenser for heating and cooling system
- Full ADU bathroom
- Painted and refinished walls

## KPORT BAGEL SPACE

- Full commercial kitchen remodel
- Installed heat pumps
- Installed bulldog heaters
- Epoxy floor
- Plumbing and commercial mop sink
- Painted and refinished walls

Current Tenants	Lease Term	Sq. Ft.	Lease Rate	Monthly Rent	NNN Income
Suite 1: Kport Bagel	Oct 2022 - Sept 2027 + No Renewal Option	1700	\$11.17	\$1,583.00	22%
Suite 2: Vacant Space	Available Immediately	3560	\$13.48	\$4,000.00	48%
Suite 3: Headies	April 2023 - Mar 2028 + (1) 5 Year Renewal Option	2300	\$24.00	\$4,600.00	30%

INCOME	Current	Projected
Annual Rent	\$74,196.00	\$122,196.00
CAM Charges	\$3,500.00	\$3,500.00
<b>Total Income</b>	<b>\$77,696.00</b>	<b>\$125,696.00</b>
<b>EXPENSES</b>		
Electric	\$6,263.69	\$9,270.26
Water & Sewer	\$720.28	\$1,066.01
Heating Fuel	Tenant's Expense	Tenant Expense
Property Taxes	\$7,463.28	\$11,045.65
Building Insurance	\$5,195.00	\$7,688.60
Building Repairs/Maintenance	\$5,000.00	\$5,000.00
Landscaping	\$2,900.00	\$2,900.00
Snow Removal	\$500.00	\$500.00
Pest Control	\$100.00	\$100.00
Reserves	\$5,000.00	\$5,000.00
<b>Total Expenses</b>	<b>\$33,142.25</b>	<b>\$42,570.53</b>
<b>Net Income</b>	<b>\$44,553.75</b>	<b>\$83,125.47</b>



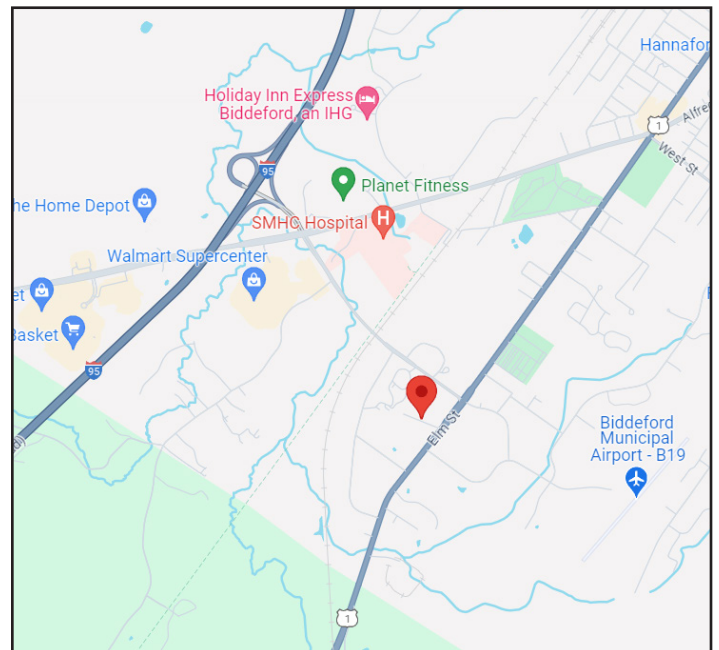
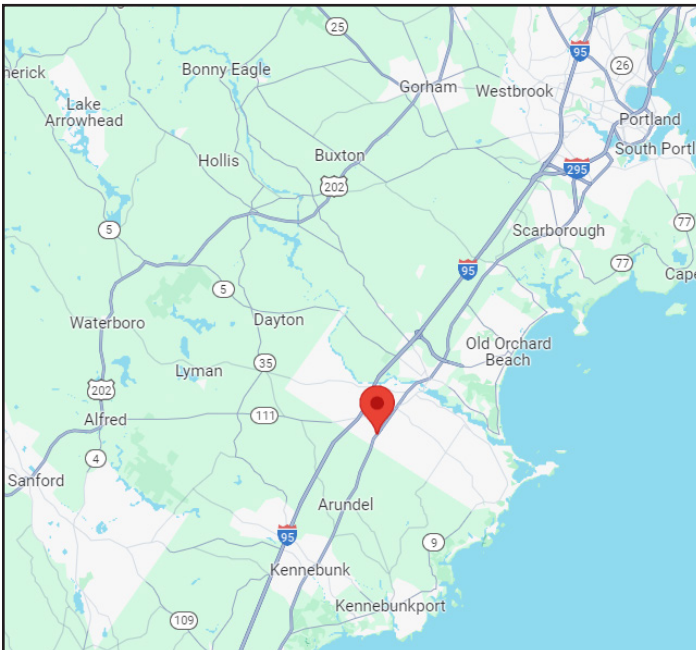
Note: this drawing is not to scale. It is for representational purposes only.

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# 12 GRAYS LN - BIDDEFORD LOCATION



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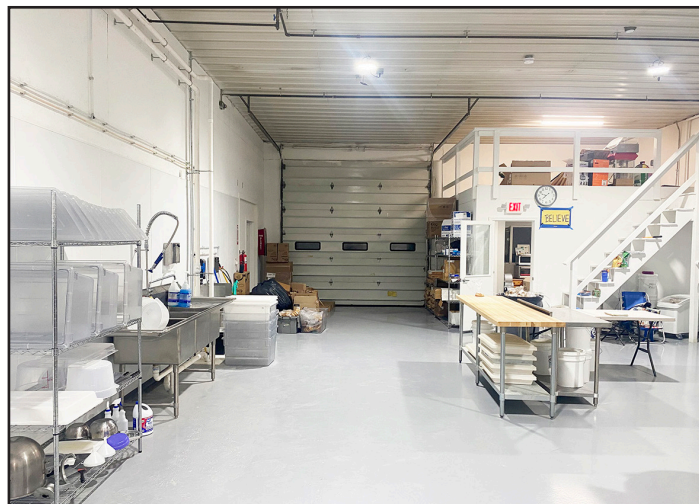
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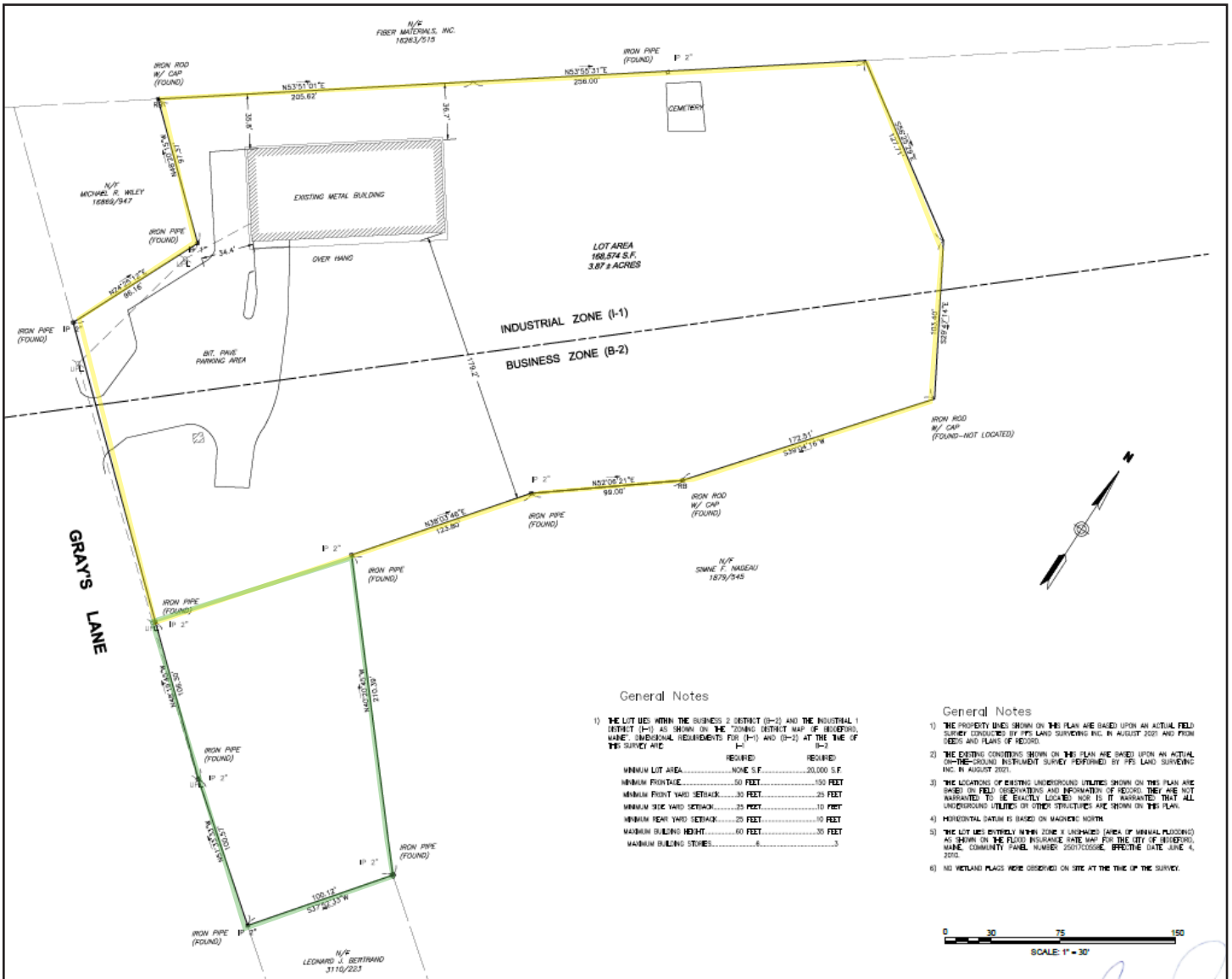


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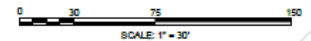
**General Notes**

- THE LOT LIES WITHIN THE BUSINESS 2 DISTRICT (B-2) AND THE INDUSTRIAL 1 DISTRICT (I-1) AS SHOWN ON THE ZONING DISTRICT MAP OF BIDDEFORD, MAINE. DIMENSIONAL REQUIREMENTS FOR (B-2) AND (I-1) AT THE TIME OF THIS SURVEY ARE:

	REQUIRED	REQUIRED
MINIMUM LOT AREA	NONE S.F.	20,000 S.F.
MINIMUM FRONTAGE	50 FEET	100 FEET
MINIMUM FRONT YARD SETBACK	30 FEET	25 FEET
MINIMUM SIDE YARD SETBACK	25 FEET	10 FEET
MINIMUM REAR YARD SETBACK	25 FEET	10 FEET
MAXIMUM BUILDING HEIGHT	60 FEET	30 FEET
MAXIMUM BUILDING STORIES	6	3

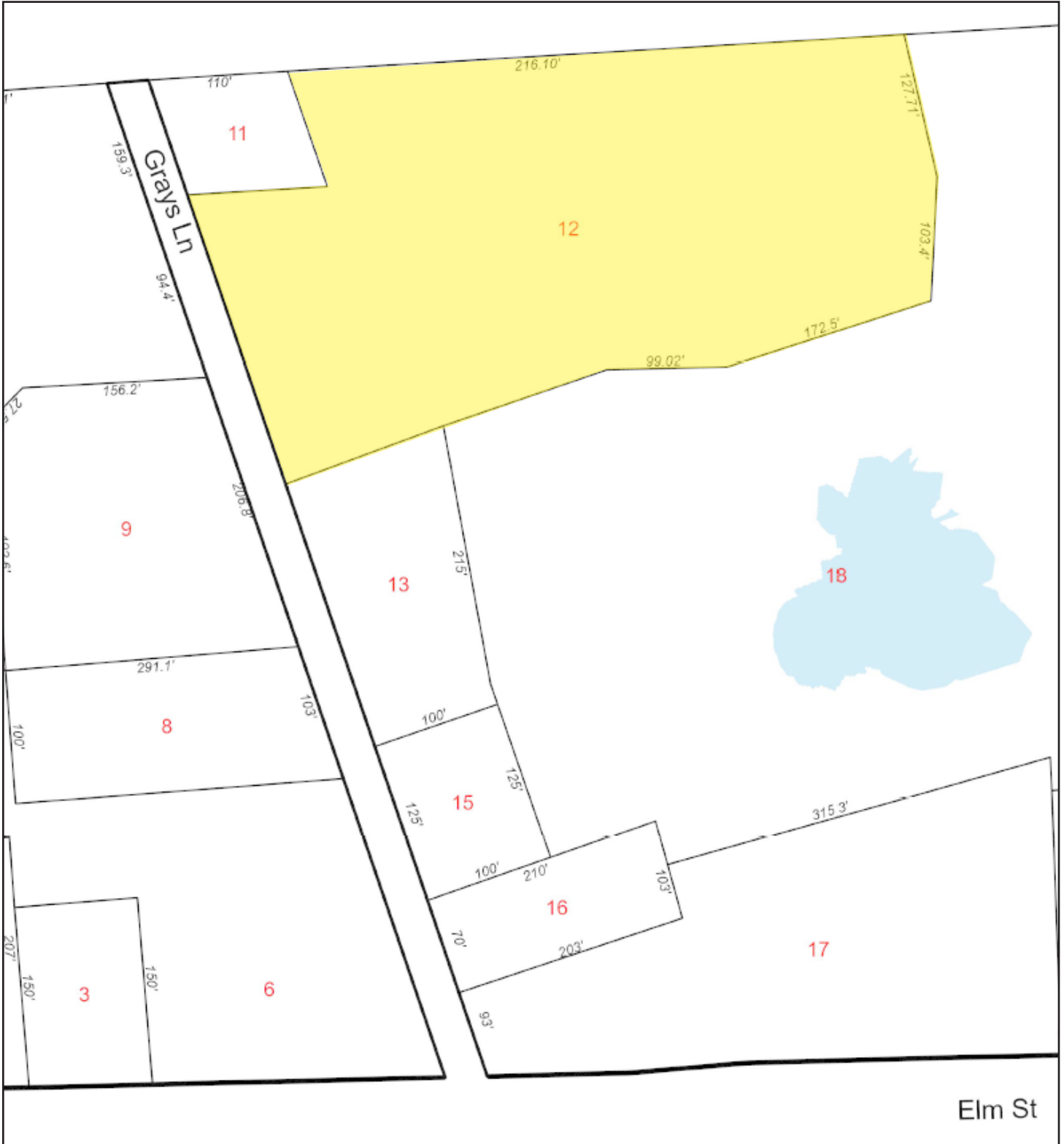
**General Notes**

- THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY PPS LAND SURVEYING INC. IN AUGUST 2020 AND FROM DEEDS AND PLANS OF RECORD.
- THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL OFF-THE-GROUND INSTRUMENT SURVEY PERFORMED BY PPS LAND SURVEYING INC. IN AUGUST 2020.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- HORIZONTAL DATUM IS BASED ON NAD83/NORTH.
- THE LOT LIES ENTIRELY WITHIN ZONE X UNPAVED (AREA OF UNPAVED PAVING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF BIDDEFORD, MAINE. COMMUNITY PANEL NUMBER 250170000E. EFFECTIVE DATE JUNE 4, 2021.
- NO WETLAND PLACES WERE OBSERVED ON SITE AT THE TIME OF THE SURVEY.



12 Grays Lane property outline (2.87+/- acres)

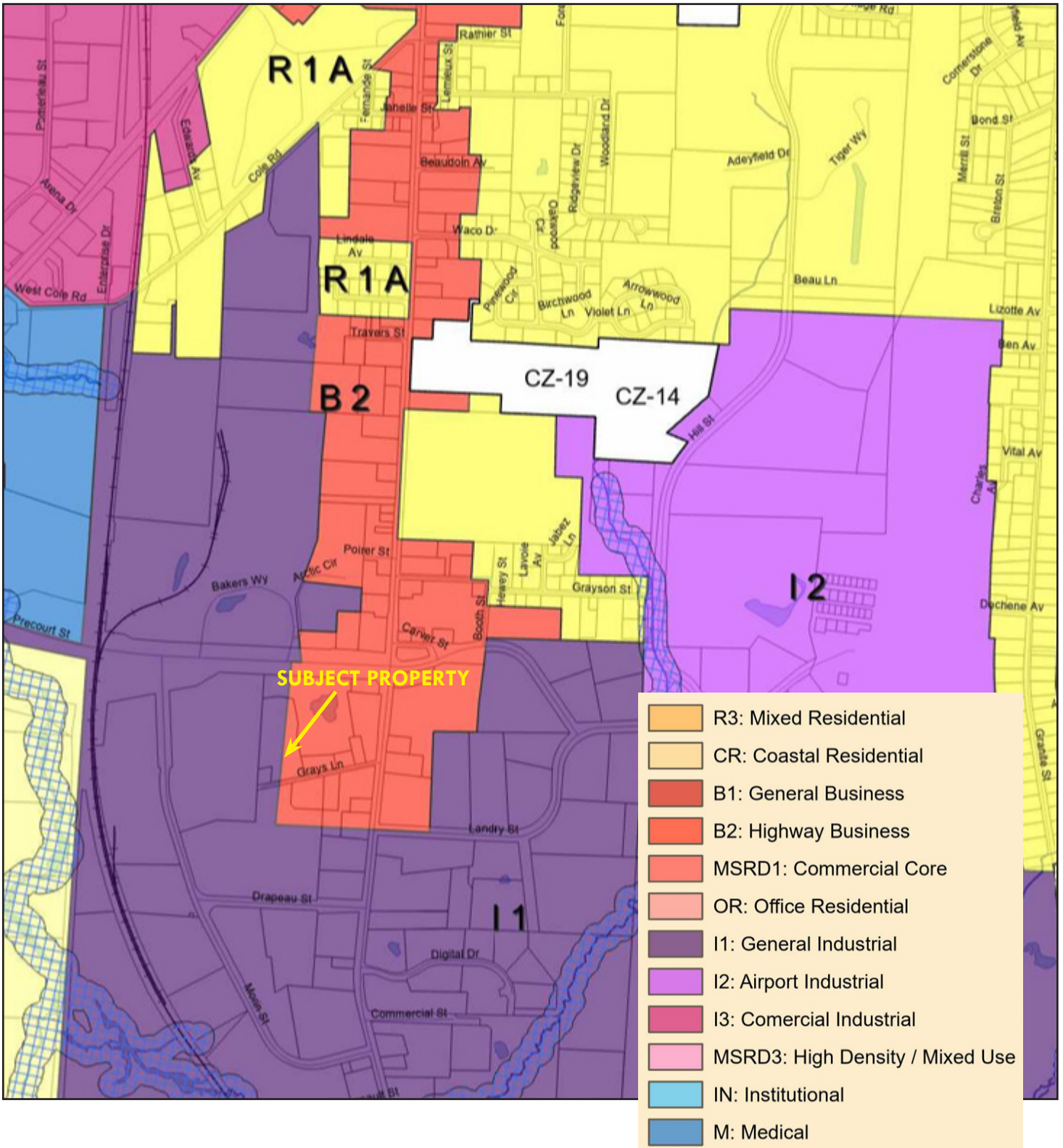
10 Grays Lane property outline (.57+/- acres available to purchase for additional \$200,000)



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# 12 GRAYS LN - BIDDEFORD ZONING MAP



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**DLN:1002140165281**

## Quitclaim with Covenant Deed

NOW COMES K & A PROPERTIES, LLC a Maine limited liability company (“Grantor”) with a mailing address of PO Box 516, Kennebunk, Maine, which for consideration paid grants and conveys, with Quitclaim Covenants, unto to NICHOLS HOLDINGS LLC a Maine limited liability company (“Grantee”) with a mailing address of 64A Central Ave, Limerick, Maine, certain lots with the buildings and improvements thereon, situated in Biddeford, County of York, State of Maine, bounded and described as follows:

Beginning an iron pipe driven into the ground on the northeasterly side of a right of way leading from Elm Street northwesterly to land now or formerly of one Hill, and known as Michie Lane, the northeasterly sideline of the northwesterly part of which has been established by an exchange of Quitclaim Deed by Peter X. Nadeau and said Hill, said iron also being the westerly corner of land conveyed by said Nadeau to one G. Paquette;

Thence North 35° 55’ East by said Paquette’s land, and land now or formerly of one Lucien Nadeau 258.77 feet to an iron pipe driven in to the ground;

Thence North 43° 16’ West by said Lucien Nadeau’s land 270.64 feet to an iron pipe driven into the ground and land of said Hill, said iron pipe being the southwesterly end of a line established by an exchange of Quitclaim Deeds by said Nadeau and said Hill, January 28, 1950;

Thence South 51° 40’ West by a line established by an exchange of Quitclaim Deed between Nadeau and said Hill, 316.10 feet to an iron pipe driven into the ground, said line being the prolongation of said line previously established if produces southwesterly, said iron also being South 51° 37’ East 100.85 feet from the cornerboard of the easterly corner of the house standing on said Hill’s land, and being 115.36 feet southeasterly from the cornerboard at the southerly corner of said house;

Thence South 56° 52’ East 150.10 feet from an iron pipe driven into the ground, said iron being 44.94 feet easterly from the cornerboard at the northerly corner of the barn standing on said Nadeau’s land and being 38.48 feet northerly from the underpinning at the northerly corner of the milk room attached to the northeasterly side of said barn;

Thence South 50° 29’ East 202.18 feet to the point of beginning. The last two above described lines are as established by an exchange of Quitclaim Deed by said Nadeau and said Hill. Together with a right of way over the above mentioned land called “Michie Lane” to and from the above described lot of land and the highway, U.S. Route #1, to said Grantees, its successors and assigns.

Maine R.E. Transfer Tax Paid

Excepting and reserving from the above, two parcels of land as more fully described in Quitclaim Deed recorded in Book 6985, Page 124.

Also conveying another certain lot or parcel of land situated in the City of Biddeford and bounded and described as follows:

Beginning at an iron pipe driven into the ground on the northeasterly side of Michie Lane, at the westerly corner of land conveyed by one Peter X. Nadeau to Robert J. Paquette et al;

Thence northeasterly by said land of Paquette and making an included angle of  $86^{\circ} 24'$  with said Lane one hundred twenty (120) feet to an iron pipe driven into the ground and remaining land now or formerly of said Peter X. Nadeau;

Thence northwesterly by said remaining land of said Nadeau and making an included angle of  $101^{\circ} 24'$  with last described line one hundred seven and  $87/100$  (107.87) feet to an iron pipe driven into the ground and other remaining land now or formerly of said Nadeau thence southwesterly by said other remaining land now or formerly of said Nadeau and parallel with the first above described line one hundred thirty-four  $60/100$  (134.60) feet to an iron pipe driven into the ground on the northeasterly side of said Lane;

Thence southeasterly by said Lane and making an included angle of  $83^{\circ} 36'$  with the last described line one hundred six (106) feet to the point of beginning.

Together with a right of right of way over the above mentioned land called "Michie Lane" to and from the above described lot of land and the highway, U.S. Route #1, to Grantees its successors and assigns.

Also another certain lot or parcel of land situated in the City of Biddeford and bounded and described as follows:

Beginning at an iron pipe driven into the ground on the northeasterly side of Michie Lane, so-called, said iron being twenty-five (25) feet northwesterly from the westerly corner of land conveyed by Peter X. Nadeau to one Dube by his deed dated July 10, 1951, recorded in the York County Registry of Deeds, Book 1194, Page 95;

Thence northeasterly by the remaining land now or formerly of Peter X. Nadeau and at a right angle with said Lane one hundred (100) to an iron pipe driven into the ground and said other remaining land now or formerly of Peter X. Nadeau, said line being twenty-five (25) feet northwesterly from and parallel to the northwesterly sideline of said Dube's land;

Thence northwesterly by said remaining land now or formerly of Peter X. Nadeau and making an included  $101^{\circ} 24'$  with the last described line one hundred two (102) feet to an iron pipe driven into the ground and land conveyed by Peter X. Nadeau to one Gerard A. Paquette et al;

Thence southwesterly by said land conveyed to said Gerard A. Paquette et al;

Thence parallel with the first above described line one hundred twenty (120) to an iron pipe driven into the ground on the northeasterly side of said Lane;

Thence southeasterly by said Lane and making an included angle of  $93^{\circ} 36'$  with the last described line 2.12 feet to a tall stone bound at an angle in said Lane;

Thence southeasterly by said Lane and making an included angle of  $176^{\circ} 24'$  with the last described line ninety-seven and  $88/100$  (97.88) feet to the point of beginning.

Together with a right of way over the above mentioned land called "Michie Lane" to and from the above described lot of land and the highway, U.S. Route #1, to said Grantees, its successors and assigns.

Subject to easement of record.

A certain lot or parcel of land situated northeasterly of, but not adjacent to, Gray's Lane (also known as Michie Lane) and northwesterly of, but not adjacent to, U.S. Route #1, in the City of Biddeford, County of York and State of Maine, bounded and described as follows:

Beginning at an iron pipe found driven into the ground on the southeasterly sideline of land described in a deed to Fiber Materials, Inc. dated May 30, 1975, and recorded at the York County Registry of Deeds in Book 2078, Page 640 at the northerly corner of land described in a deed to John W. Belanger and Eva. L. Belanger, recorded at said Registry of Deeds in Book 4184, Page 210;

Thence South  $43^{\circ} 16' 45''$  East, by said land of said Belangers, two hundred seventy and  $92/100$  (270.92) feet to an iron pipe found driven into the ground;

Thence by remaining land of Lucien P. Nadeau and Simona F. Nadeau the following four (4) courses and distances, North  $49^{\circ} 50'$  East, a distance of ninety-nine and  $02/100$  (99.02) feet to an iron rod with survey cap driven into the ground;

Thence North  $36^{\circ} 48' 45''$  East, a distance of one hundred seventy-two and  $51/100$  (172.51) feet to an iron rod with survey cap driven into the ground;

Thence North  $32^{\circ} 02' 45''$  West, a distance of one hundred three and  $40/100$  (103.40) feet to a nine (9) inch spike set in the ground;

Thence North  $58^{\circ} 41'$  West, a distance of one hundred twenty-seven and  $71/100$  (127.71) feet to a granite stone painted yellow;

Thence South 51° 40' West, partly by land described in a second deed to Fiber Materials, Inc., dated December 1, 1971, recorded at said Registry in Book 1930, Page 385 and partly by said Land of Fiber Materials, Inc. first described, two hundred fifty-six (256) feet to the point of beginning.

Containing 1.60 acres.

The above courses are based on the South 51° 40' West bearing called for in said Book 1879, Page 545. The South 51° 40' West bearing was a magnetic bearing observed in 1949.


Reference is made to a "Plan Showing a Standard Boundary Survey made for John W. and Eve L. Belanger" dated March 29, 1988, made by Dow & Coulombe, Inc.

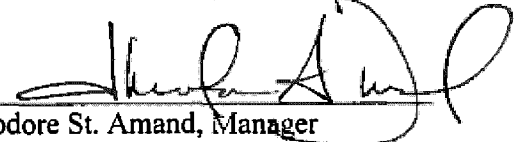
Being the same premises as conveyed to K & A Properties, LLC by Warranty Deed from Justin J. Stone dated February 5, 2010 and recorded in York Country Registry of Deeds in Book 15815, Page 112.

IN WITNESS WHEREOF K & A Properties, LLC as caused the instrument to be signed in its name and on its behalf by Theodore St. Amand, Manager, thereon duly authorized this 30<sup>th</sup> day of September, 2021.

WITNESS:

K & A PROPERTIES, LLC:

  
Signature

by:   
Theodore St. Amand, Manager


Richard A. Hull  
Print Name

STATE OF MAINE  
YORK, ss.

September 30, 2021

Then personally appeared before me THEODORE ST. AMAND, Manager of K & A PROPERTIES, LLC who gave oath and acknowledged the foregoing to be the free act and deed of K & A PROPERTIES, LLC and his authority to act herein on its behalf.

Before me,

  
\_\_\_\_\_  
Notary Public/Attorney at Law  
RICHARD A. HULL





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.*