

705 MAINE AVE - FARMINGDALE

MIXED USE COMMERCIAL PROPERTY FOR SALE



PROPERTY TYPE: COMMERCIAL

HIGH TRAFFIC ROUTE 201 LOCATION

BUILDING SIZE: 1,900+/- SF

EXCELLENT REDEVELOPMENT OPPORTUNITY

ACREAGE: 5+/- ACRES

ABUTS THE KENNEBEC RIVER RAIL TRAIL

ZONING: NO ZONING

OVER 300 FEET OF STREET FRONTAGE

TRAFFIC COUNT: 13,260 AADT14

SALE PRICE: \$749,000



For more information contact:
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www.balfourcommercial.com





705 MAINE AVE - FARMINGDALE PROPERTY DETAILS

OWNER	Estate of Georgette G Clark
PROPERTY TYPE	Currently Residential
BEST OR CURRENT USE	Commercial redevelopment as self-storage, retail, or multifamily housing
ZONING	No zoning
TRAFFIC COUNT	13,260 AADT14
YEAR BUILT	1900 & 1960
ACREAGE	5+/- Acres
# OF BUILDINGS	3 total
BUILDING SIZE	1,900+/- SF
PARKING	Limited off-street parking available
TAXES/YEAR	\$2,997 (2024)
BOOK/PAGE	4829/109
MAP/BLOCK/LOT	32-030
PERCENT OCCUPIED	100%
TENANCY	Multiple
ROAD FRONTAGE	306+/- ft
UTILITIES: ELECTRIC	Circuit Breakers
SEWER	Private
WATER	Public
HEAT SYSTEM	FHW; Oil

OVERVIEW

A rare gem in the heart of Farmingdale! This 5 acre site offers over 300 feet of frontage on busy Route 201/27, the retail hub of the town. The rear of the property abuts the Kennebec River Rail Trail and offers seasonal views of the river. Currently there are three existing buildings: Building # 1 is a two-story home with 3 bedrooms and 1 bath. Building # 2 consists of a 1 bedroom, 1 bath apartment with a one-car garage. Building # 3 is a small storage shed. Neighboring properties include a Dunkin Donuts and Another Man's Treasure. This property is ideal for redevelopment with possibilities of renovating the existing buildings, converting to a self-storage facility, residential apartments, and more subject to town of approval.

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705 MAINE AVE - FARMINGDALE AREA DEMOGRAPHICS



Located on the banks of the Kennebec River between Gardiner and Hallowell, Farmingdale is a vibrant residential community with densely populated riverbanks and open rural back-land. The town was incorporated on April 3, 1852 from parts of South Hallowell, North Gardiner, and West Gardiner.

During the 19th century and before the availability of mechanical refrigeration, many businesses existed in Farmingdale along the Kennebec River, including shipyards, brickyards, pottery, and a glue factory.

A major business on the Kennebec River was harvesting and selling ice worldwide. Ice was cut from the frozen water and stored in warehouses, often insulated with sawdust. When the ice was gone, the river was often clogged with logs floating downstream to paper mills further south.

The career of one of Farmingdale's noted citizens provides insights into the town's past. According to Maine's Historic Places, Peter Grant was a self-made man who, at his death in 1836, left an estate of over \$100,000 (very large for the time), including a shipyard in Farmingdale, half-ownership of four good-sized vessels, and large real estate holdings in the area. His social position is indicated by the fact that one of his sons married a daughter of Dr. Benjamin Vaughan, the patriarch of Hallowell.

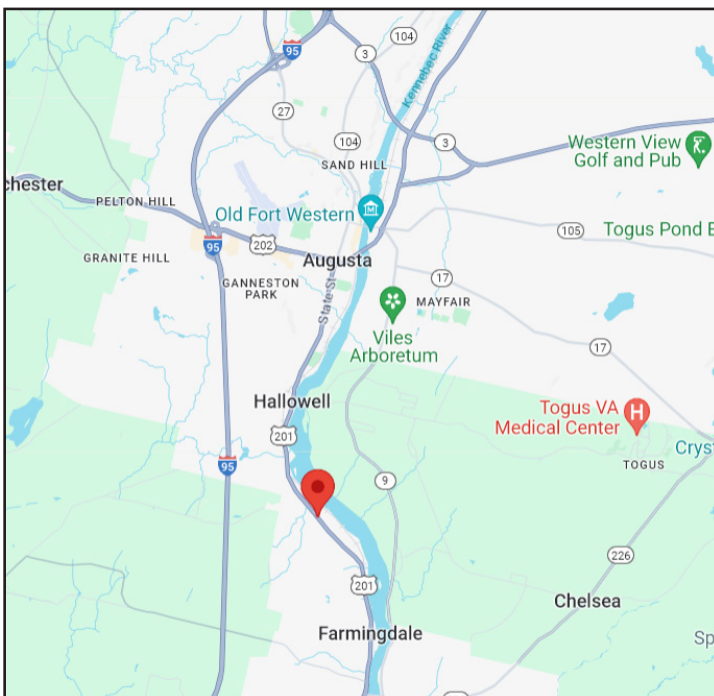
Information from: <https://www.augustamaine.com/index.php/regional-info/our-communities/32-farmingdale>

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705 MAINE AVE - FARMINGDALE LOCATION INFORMATION



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705 MAINE AVE - FARMINGDALE PHOTOS

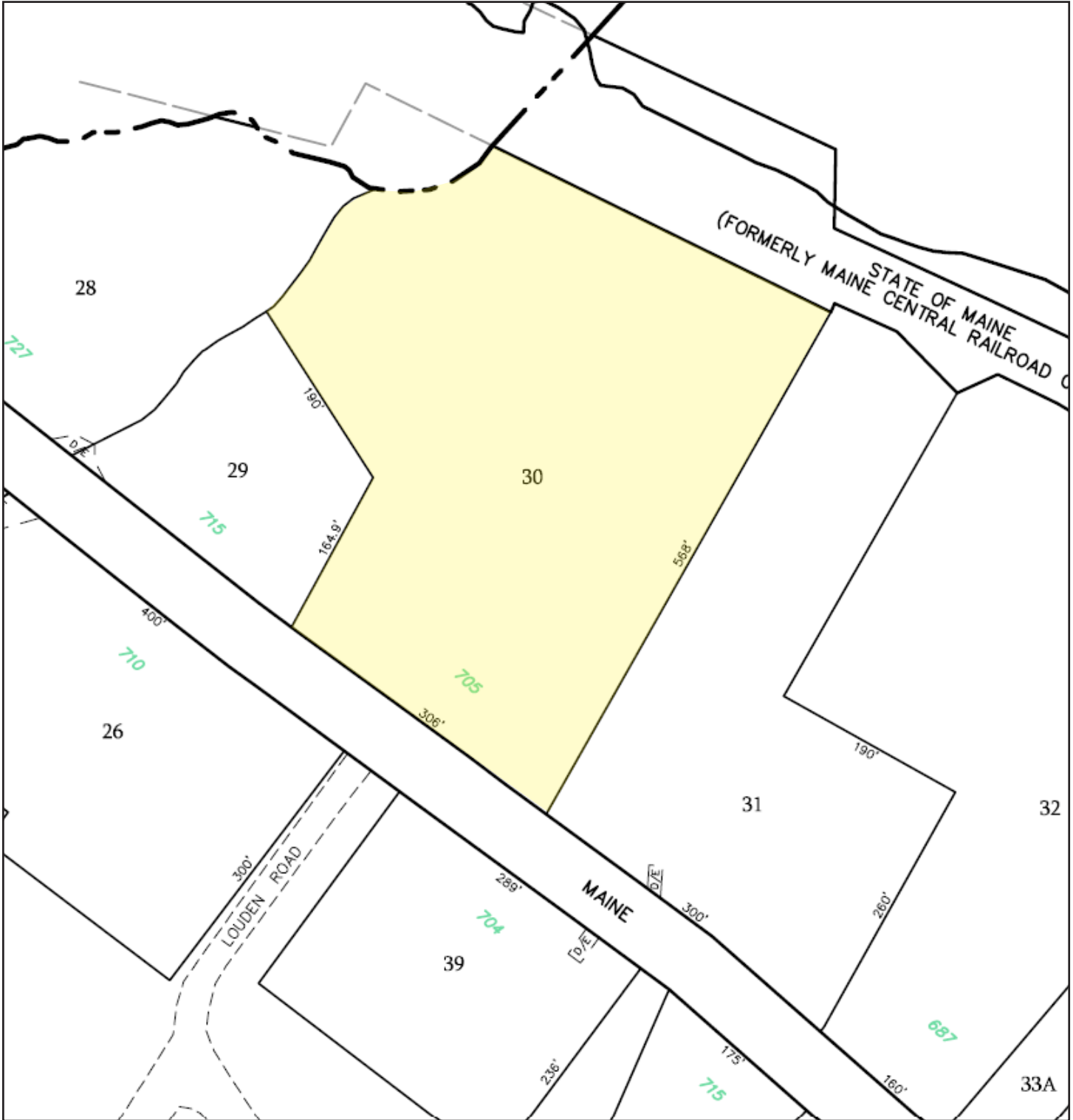


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705 MAINE AVE - FARMINGDALE TAX MAP



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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.