

# BROKER OPINION OF VALUE

1 Main Street - Rockland, ME 04841



Prepared by:  
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## **BROKER OPINION OF VALUE**

**PREPARED FOR:** Region 8 Cooperative Board  
Mid-Coast School of Technology

**DATE:** September 30, 2015

**SUBJECT PROPERTY:** Mid-Coast School of Technology  
1 Main Street  
Rockland, ME 04841

**OWNER OF RECORD:** Region 8 Cooperative Board for Vocational Education  
1 Main Street  
Rockland, ME 04841

**RECORDED:** Knox County Registry of Deeds  
Book 626 Page 275

**PROPERTY TYPE:** Commercial

**ZONING:** WF-1 Waterfront Subzone

**YEAR BUILT:** 1968 - Converted to current use 1975

**PURPOSE:** The purpose of this report is to provide a sense of current market value for the subject property in as is condition and within current zoning regulations.

**DESCRIPTION OF SUBJECT:** The subject consists of one major building of approximately 56,900 square feet. The building has been adapted over the years for the current use as a vocational education facility. There is a mix of small administration offices and classrooms more toward the street-side and main parking area. There is also open floor space housing a mix of educational vocational trades with some separations in the larger portion of the building with access from the sides and rear of the facility. Additionally, the back of the building area has more parking and what appears to be training areas and small project structures.

**CURRENT CONDITION:**

As compared to other commercial buildings in the market area, the condition of the main building appears to be fair, but the role here is not to assess the structural or operational integrity of the complex.

**NEIGHBORHOOD:**

Subject is located in the "WF-1" zone, surrounded by mixed use of residential, commercial and waterfront parcels.

**METHOD OF RESEARCH:**

In researching for market information to establish my opinion, I reviewed commercial market activity for brokered listings and sales statewide. My search had to expand to statewide due to the unique size and location for the subject property, and more importantly, the lack of sold activity in the commercial market. In reviewing sold activity, I found it necessary to look back over four years to establish trending for my opinion.

In looking at the market, I reviewed over 110 various commercial and waterfront commercial properties statewide. The first part of my search was for buildings over 20,000 square feet, and in a price range of \$600,000 to \$1,200,000. The second search included lowering the square footage to 15,000 to 60,000 square feet in size, and widening the price range from \$500,000 to \$1,500,000. Lastly, I used criteria that limited results to waterfront only. This was not for the purpose of reviewing buildings, but more to see what types of uses exist in a commercial zone, and to seek lots in locations I felt similar in nature. I have attached all these findings for your review.

In all cases, I do want to point out that we measure time on market as "days on market". Please note in all cases days on market well exceeds 500. This is indicative of a poor commercial market.

Next, as part of my research, I conduct confidential interviews with other professionals including commercial appraisers, and commercial lenders. This is in an effort to validate findings and seek thoughts on properties I may not have seen in my research.

**SUGGESTED MARKET VALUE:** It is my opinion that if I were advising this board in listing the subject property for sale, I would suggest a list price not to exceed \$829,000, and expect a sale in the \$775,000 range. In the current market, this could well exceed 500 days to find the willing buyer as the current allowed uses are restrictive and the higher and better use for the property could well be the right buyer working with the City of Rockland for the future best fit for the location regardless of the current building.

**RESOURCES:** Maine Multiple Listing Service Database, public records, professional contacts, Broker experience and confidential interviews with licensed appraisers regarding market trends.

**ATTACHMENTS:** Market Analysis, Municipal Tax Assessment, Deed, Tax Map, Site Survey, Zoning Regulations.

**DISCLOSURE:** This opinion was prepared solely for the customer, for the purpose and function stated in this report and is not intended for subsequent use. It was not prepared by a licensed or certified appraiser and may not comply with the appraisal standards of the uniformed standards of professional appraisal practice.

**SUBMITTED BY:**

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Martin D. Cates

Date

# 1 MAIN STREET

**Location** 1 MAIN STREET **Assessment** \$1,897,600  
**Mblu** 009/ A/ 000011/ 001/ **Appraisal** \$1,897,600  
**Acct#** 9A11-1 **PID** 335  
**Owner** REGION 8 COOPERATIVE BOARD **Building Count** 3

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$1,512,100	\$385,500	\$1,897,600

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$1,512,100	\$385,500	\$1,897,600

## Owner of Record

**Owner** REGION 8 COOPERATIVE BOARD **Sale Price** \$0  
**Co-Owner** VOCATIONAL EDUCATION **Book & Page** 626/ 275  
**Address** 1 MAIN STREET **Sale Date** 01/16/1976  
ROCKLAND, ME 04841

## Ownership History

Ownership History
No Data for Ownership History

## Building Information

### Building 1 : Section 1

**Year Built:** 1968  
**Living Area:** 57080  
**Replacement Cost:** \$1,693,600  
**Building Percent** 74  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$1,253,300

Building Attributes	
Field	Description
STYLE	Pre-Eng Mfg
MODEL	Commercial

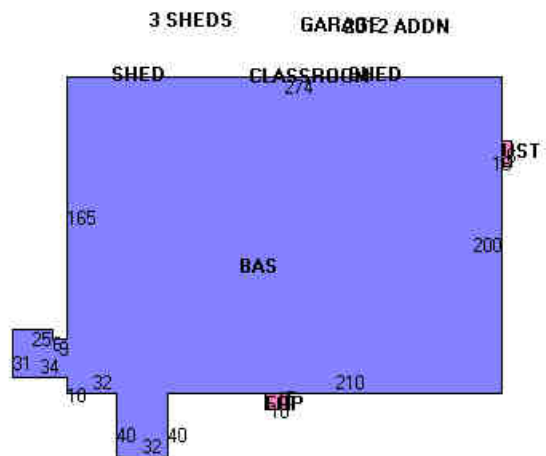
Grade	Average
Stories:	1
Occupancy	1
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Minim/Masonry
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Concr-Finished
Interior Floor 2	Vinyl/Asphalt
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Bldg Use	Lit/Science
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	NONE
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	NONE
Rooms/Prtns	AVERAGE
Wall Height	32
% Comn Wall	

## Building Photo



(<http://images.vgsi.com/photos/RocklandMEPhotos//\00\00\27/>)

## Building Layout



Building Sub-Areas		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	57080	57080
FOP	Open Porch	150	0
UST	Utility, Storage, Unfinished	96	0
		57326	57080

## Building 2 : Section 1

**Year Built:** 2001  
**Living Area:** 1120  
**Replacement Cost:** \$90,083  
**Building Percent** 96  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$86,500

Building Attributes : Bldg 2 of 3	
Field	Description
STYLE	Office Bldg
MODEL	Commercial

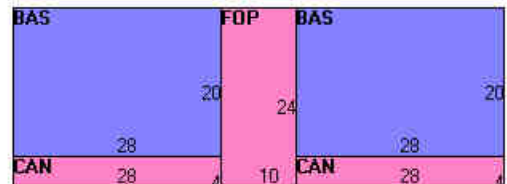
Grade	Below Average
Stories:	1
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Vinyl/Asphalt
Heating Fuel	Gas
Heating Type	Hot Air-no Duc
AC Type	None
Bldg Use	Lit/Science
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8
% Comn Wall	

### Building Photo



(<http://images.vgsi.com/photos/RocklandMEPhotos//\00\00\27/>)

### Building Layout



Building Sub-Areas			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	1120	1120
CAN	Canopy	224	0
FOP	Open Porch	240	0
		1584	1120

### Building 3 : Section 1

**Year Built:** 1986  
**Living Area:** 1854  
**Replacement Cost:** \$113,042  
**Building Percent** 84  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$95,000

Building Attributes : Bldg 3 of 3	
Field	Description
STYLE	Warehouse/Off
MODEL	Commercial



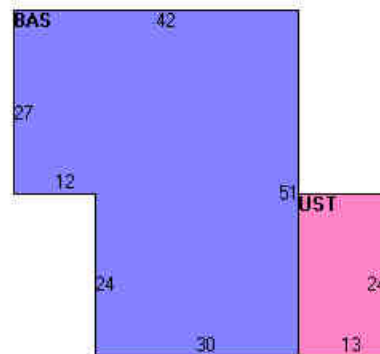
Grade	Average
Stories:	1
Occupancy	1
Exterior Wall 1	Pre-Fab Wood
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	None
Bldg Use	Lit/Science
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12
% Comn Wall	

### Building Photo



(<http://images.vgsi.com/photos/RocklandMEPhotos//\00\00\27/>)

### Building Layout



Building Sub-Areas			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	1854	1854
UST	Utility, Storage, Unfinished	312	0
		2166	1854

### Extra Features

Extra Features				<u>Legend</u>
Code	Description	Size	Value	Bldg #
MEZ1	MEZZANINE-UNF	270 S.F.	\$1,800	3
SPR1	SPRINKLERS-WET	57080 S.F.	\$33,800	1
MEZ1	MEZZANINE-UNF	909 S.F.	\$5,400	1

### Land

### Land Use

### Land Line Valuation

**Use Code** 9040  
**Description** Lit/Science  
**Zone**  
**Neighborhood** 250  
**Alt Land Appr** No  
**Category**

**Size (Acres)** 7.31  
**Frontage**  
**Depth**  
**Assessed Value** \$385,500  
**Appraised Value** \$385,500

### Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			38000 S.F.	\$17,100	1
SHD1	SHED FRAME			96 S.F.	\$400	2
FN3	FENCE-6' CHAIN			292 L.F.	\$1,300	1
SHD1	SHED FRAME			120 S.F.	\$500	2
LT1	LIGHTS-IN W/PL			1 UNITS	\$300	1
SHD1	SHED FRAME			56 S.F.	\$200	2
FGR1	GARAGE-AVE			340 S.F.	\$4,100	1
LNT	LEAN-TO			108 S.F.	\$200	1
SHD1	SHED FRAME			240 S.F.	\$1,000	1
SHD1	SHED FRAME			96 S.F.	\$400	1
FGR2	GARAGE-GOOD			598 S.F.	\$10,800	1

### Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$1,512,100	\$385,500	\$1,897,600
2012	\$1,501,300	\$385,500	\$1,886,800
2011	\$1,501,300	\$385,500	\$1,886,800

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$1,512,100	\$385,500	\$1,897,600
2012	\$1,501,300	\$385,500	\$1,886,800
2011	\$1,501,300	\$385,500	\$1,886,800



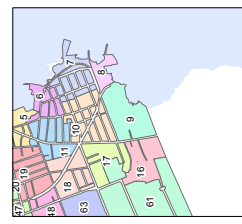
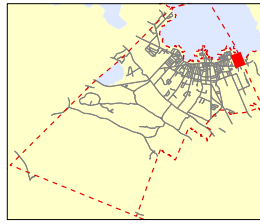
CITY OF  
**ROCKLAND**  
KNOX COUNTY  
MAINE



**DISCLAIMER**

This map is for informational purposes only. It is not intended to be used for assessment purposes only. They are to be used for assessment purposes only, and not for conveyance.

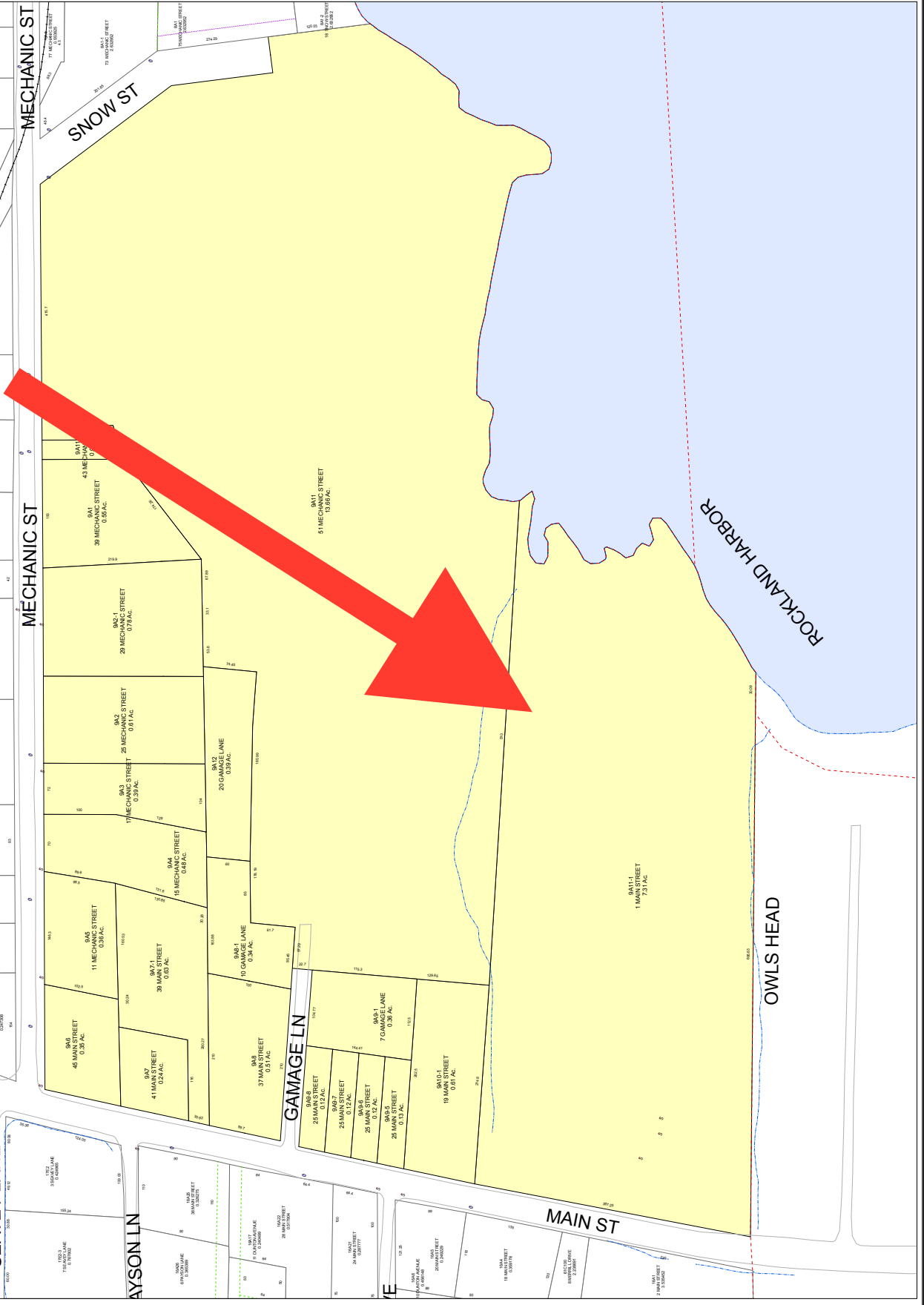
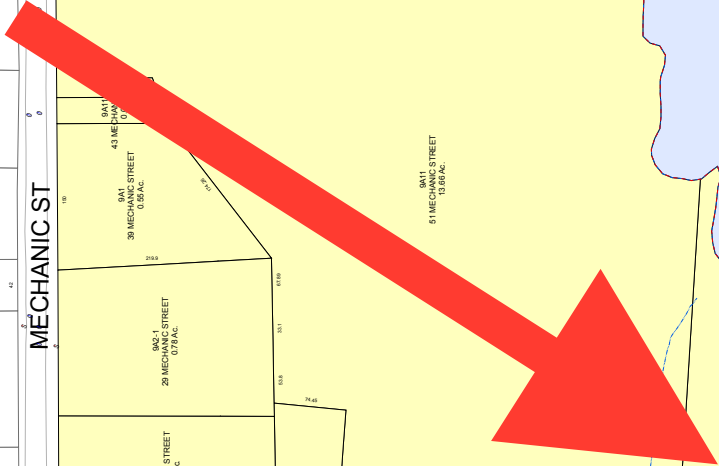
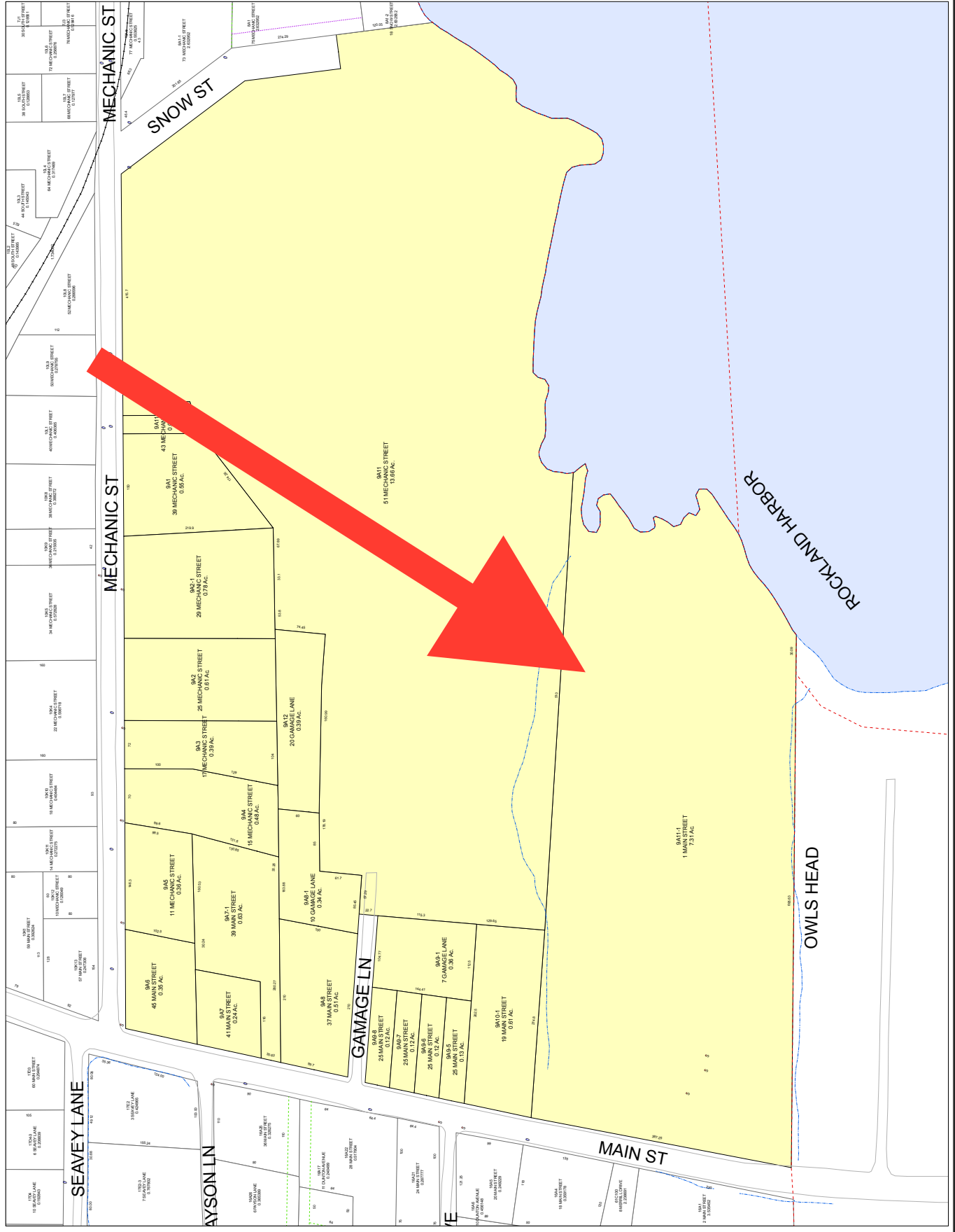
DIRIGO SPATIAL SYSTEMS  
www.dirigo.com



**Map 9**



Printed: 6/23/2012





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BOOK 626 PAGE 275

KNOW ALL MEN BY THESE PRESENTS THAT, We, SIDNEY T. BOGARDUS, GEORGE H. BROWN, JR., THOMAS P. COOGAN, CLEMENT H. DARBY, and GEORGE G. LOVELESS, not individually, but only as Trustees of BUILDERS INVESTMENT GROUP, a Florida business trust with a place of business in Valley Forge, County of Chester, Commonwealth of Pennsylvania, in consideration of One Dollar and other valuable considerations paid by REGION 8 COOPERATIVE BOARD FOR VOCATIONAL EDUCATION, a quasi-municipal corporation having a place of business in Rockland, County of Knox and State of Maine, the receipt whereof we do hereby acknowledge, do hereby remise, release, bargain, sell and convey unto the said REGION 8 COOPERATIVE BOARD FOR VOCATIONAL EDUCATION, its successors and assigns forever, a certain lot or parcel of land, together with the buildings thereon, situate in Rockland, County of Knox and State of Maine, being bounded and described as follows, to wit:

Beginning at a granite monument on the easterly side of South Main Street, so called, said monument being at the northwesterly corner of land owned by Sidney T. Bogardus et al, Trustees of Builders Investment Group, now or formerly occupied by the Maine Industrial Building Authority (MIBA); thence North seventy-two degrees fifty minutes three seconds East (N 72° 50' 03" E) but always following the southerly line of a certain parcel of land known as the Noyes or Lampson Lot, so called, a distance of two hundred seventy-four and eight tenths (274.8) feet to an iron rod driven into the ground; thence further extending the same bearing, being North seventy-two degrees fifty minutes three seconds East (N 72° 50' 03" E) a distance of five hundred ten and seventeen hundredths (510.17) feet to another iron rod driven into the ground on top of the bank of Rockland Harbor, so called; thence further extending the same bearing, being North seventy-two degrees fifty minutes three seconds East (N 72° 50' 03" E) to the point of the high water of the said harbor; thence by and along the said high water line, by its various courses and distances to a point of intersection of the said high water line with the southerly line of the said Builders Investment Group land, being also the southerly town line of the City of Rockland; thence South sixty-eight degrees nine minutes fifty-six seconds West (S 68° 09' 56" W) a distance of thirty and nine hundredths (30.09) feet to an iron pipe driven into the ground on top of the said bank; thence further extending the same bearing, being South

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sixty-eight degrees nine minutes fifty-six seconds West (S 68° 09' 56" W) by and along the southerly town line of the City of Rockland a distance of six hundred ninety-five and sixty-three hundredths (695.63) feet to a granite monument in the easterly line of the aforesaid South Main Street; thence North eleven degrees thirteen minutes forty-two seconds West (N 11° 13' 42" W) a distance of three hundred ninety-seven and twenty-five hundredths (397.25) feet, along the easterly line of the said South Main Street to another granite monument and the point of beginning.

The parcel hereby described contains two hundred eighty-five ~~and one hundred sixty-six thousandths~~ <sup>rs. & P</sup> (285,166) square feet or six and fifty-four hundredths (6.54) acres.

Also hereby conveying as an appurtenance to the above-described premises, all right, title and interest in and to land between the high and low water marks in the said harbor enclosed within the easterly extension of the northerly and southerly line of the said parcel.

This conveyance is expressly made subject to the following:

- (1) Pole line easement given by Lawrence Portland Cement Co. to Central Maine Power Company by instrument dated October 8, 1936, and recorded in the Knox County Registry of Deeds in Volume 252, Page 83.
- (2) Slope and drainage easements conveyed by 40-Fathom Fisheries, Incorporated to the State of Maine by deed dated March 22, 1961, and recorded in the Knox County Registry of Deeds in Volume 388, Page 377.
- (3) Easement given by Maine Shipbuilding Corporation to Central Maine Power Company, dated June 13, 1969, and recorded in Knox County Registry of Deeds in Volume 493, Page 102.
- (4) Easement given by Knox General Corporation to Camden and Rockland Water Company, dated December 5, 1958, and recorded in the Knox County Registry of Deeds in Volume 498, Page 556.

This conveyance is further made subject to such easements as the Camden and Rockland Water Company may have to maintain its pipeline across any portion of the above-described premises and to such rights of way, if any,

now existing for the benefit of the Webber lot, so called. Subject also to any easements previously granted to Central Maine Power Company, to any railroad transportation company, and to any municipal sewers crossing the above-described premises.

Grantee's address: 432 Main Street, Rockland, Maine 04841

TO HAVE AND TO HOLD, the same, together with all the privileges and appurtenances thereunto belonging to the said REGION 8 COOPERATIVE BOARD FOR VOCATIONAL EDUCATION, its successors and assigns forever.

IN WITNESS WHEREOF, We, the said SIDNEY T. BOGARDUS, GEORGE H. BROWN, JR., THOMAS P. COOGAN, CLEMENT H. DARBY, and GEORGE G. LOVELESS, not individually, but as Trustees of Builders Investment Group have caused this instrument to be signed this 3<sup>rd</sup> day of November, in the year of our Lord one thousand nine hundred and seventy-five.

Signed, Sealed and Delivered in the Presence of:

BUILDERS INVESTMENT GROUP

*[Signature]*

By *[Signature]*

COMMONWEALTH OF PENNSYLVANIA

County of <sup>Montgomery</sup> Chester, ss.

November 3, 1975

Then personally appeared the above-named

*John M. Morrison*, of Builders Investment Group, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Builders Investment Group.

Before me,

*Glenn W. Barlow*  
Notary Public  
GLENN W. BARLOW  
Notary Public, Upper Merion Twp., Montgo Co.  
My Commission Expires December 18, 1978

State of Maine, Knox ss: Registry of Deeds  
Received January 16, 1976 at 11H 55M A.M.  
and recorded in Book 626, Page 275.  
Attest: *Walter C. Farrell* Deputy Registrar.

(7) Floor Area Ratio (FAR). A figure that specifies the amount of floor space permitted on a particular lot in relation to the area of that lot, e.g. an FAR of .5 (50%) permits a building to have a gross floor area in square feet that is 50% of the square footage of the lot including basements.

(8) Height. Height shall be measured beginning at a point which is the average vertical distance in feet from the toe of the slope to the highest elevation of that slope, or from the minimum floor height elevation required for the property by the flood plain ordinance within the setback requirements of this section, whichever is greater. Eff: 4/22/92

(9) Hotel. An establishment that provides lodging and usually meals, entertainment and various personal services for the public.

(10) Light Commercial Fishing. Commercial fishing and/or charter boat operations primarily for docking and off-loading of commercial fishing boats 65 feet in length or less.

(11) Marina. A facility in which the primary business is leasing of storage, docking or mooring space to watercraft.

(12) Marine Dependent Uses. Those uses that require, for their primary purpose, location on submerged lands or that require direct access to, or location in, coastal waters and which cannot be located away from these waters. These include but are not limited to: commercial and recreational fishing and boating facilities; finfish and shellfish processing, storage and retail and wholesale marketing facilities; marinas, navigation aids, basins and channels; use dependent upon water-borne transportation or requiring large volumes of cooling or processing oceanwater that cannot reasonably be located or operated at an inland site; and uses which primarily provide public access to marine or tidal waters.

(13) Marine Dependent/Marine Related Commercial Uses. Those marine dependent uses which are engaged in work designed for the market. This may include: harbor and marine supplies and services, such as ship chandlery, provided that primary sources of income are from water dependent uses or that the applicant can demonstrate that the business is essential to existing water dependent uses and can only be made profitable if supplemented by sales to non-water dependent uses.

(14) Marine Dependent/Related Industrial Uses. Those marine dependent uses that are heavier industrial uses such as manufacturing, fabricating, wholesaling or warehousing including but not limited to: Finfish and shellfish buying stations primarily engaged in wholesale trade; finfish and shellfish offloading, processing, packing and packaging, and distribution; bait buying, selling, and storage facilities; piers, docks, wharves serving commercial fishing and cargo-carrying boats and vessels; custom fabrication; maintenance and repair of commercial fishing boat equipment, excluding manufacturing for wholesale distribution; shipbuilding, boat building, and facilities for construction, maintenance and repair of vessels; boat storage and marine repair facilities; marine cargo handling facilities for dredging, pier construction, marine salvage, and other related marine construction operations; boat and vessel fueling and bunkering; tugboat, fireboat, pilot boat and similar services; of facilities for pollution control, oil spill clean-up and servicing of marine sanitation services and ice-making devices; publicly-owned intermodal transportation facilities primarily for vessels with regularly scheduled destination service; cold storage facilities which provide for, and give preference to, fisheries related storage, warehousing and storage of goods arriving by, or awaiting shipment via, water-borne cargo carriers, facilities for combined marine and general construction provided that the business is primarily a marine contractor or that the primary use of the site is for the marine segment of the contractor's business; fabrication of marine goods, exclusive of fishing boat equipment, provided that a location on the water is essential for production. Eff: 11/11/94

(15) Mixed-Use Development. A development in which residential uses are included with other non-residential uses allowed in that specific zone and are contained on a single parcel of land or within a single building. The intent of the mixed-use development provision (or allowance) is to increase the economic viability of a project by allowing a residential component to be included in a development plan whose other components are non-residential uses permitted in that zone. An example would be a marina complex which includes a ships chandlery, a restaurant, and dwelling units. The residential uses shall not exceed 60% of the volume of floor area of the building or the total area of the development, whichever is greater.

(16) Motel. An establishment which provides lodging and parking and in which the rooms are usually accessible from an outdoor parking area.

(17) Ship's Chandlery. A retail dealer who primarily deals in provisions and supplies or equipment specifically for watercraft or marine uses.

(18) Public Access. The ability of the public to enter or pass to and from an area dedicated for public use. Public access shall be at least during business hours but may be extended as the property owner deems acceptable.

(19) Public Open Space. An area on a particular site, dedicated, granted or covenanted for the express use of the general public. This area shall be construed and maintained by the property owner in a condition which allows for easy access and use.

(20) Public Utilities. Public utilities are defined by Section 19-302 (24) which by necessity must be located along the waterfront.

#### **D. Waterfront Subzone "WF-1" Regulations.**



This zone will be known primarily as a marine dependent zone. Any use of this zone must have a direct or indirect need for proximity or access to the water.

(1) Use Regulations.

In a waterfront subzone "WF-1":

a. any use which is obnoxious or offensive by reason of odor, fumes, vapor, dust, smoke, gas, noise, or vibration is prohibited, and

b. no building or land shall be used, and no building shall hereafter be erected or structurally altered, unless otherwise provided in this Article, except for one or more of the following uses:

(i) Commercial fishing;

(ii) Excursion boats and the services incident to them, such as ticket booths, etc.;

(iii) Marinas;

(iv) Public and private wharves;

(v) Parks and recreation;

(vi) Educational institutions and facilities;

(vii) Boatyards;

(viii) Restaurants;

(ix) Marine dependent commercial uses;

(x) Marine dependent industrial uses;

(xi) Accessory uses to those permitted.

**E. Waterfront Subzone "WF-2" Regulations.**

This zone will be known primarily as a commercial area with limited multi-family uses only in a mixed-use development.

(1) Use Regulations.

In a waterfront subzone "WF-2":

a. any use which is obnoxious or offensive by reason of odor, fumes, vapor, dust, smoke, gas, noise, or vibration is prohibited; and

b. no building or land shall be used, and no building shall hereafter be erected or structurally altered, unless otherwise provided in this Article, except for one or more of the following uses:

(i) Retail trade and service activities;

(ii) Public recreational uses or private water dependent recreational uses;

(iii) Professional and general offices;

(iv) Parks;

(v) Public utilities that are essential;

(vi) Excursion boats and the services incident to them, such as ticket booths, etc.;

(vii) Marinas;

(viii) Public and private wharves and boat launching facilities;

(ix) Light commercial fishing operations including docking and offloading of fishing boats (lobsters, shrimp, scallops, mussels, etc.) of 65 feet in length or less;

(x) Restaurants;

(xi) Mixed-use residential;

(xii) Hotels and Motels;

(xiii) Accessory uses to those permitted.

**F. Waterfront Subzone "WF-3" Regulations.**

This zone will be known primarily as a commercial and maritime area.

(1) Use Regulations:

In a waterfront subzone "WF-3":

a. any use which is obnoxious or offensive by reason of odor, fumes, vapor, dust, smoke, gas, noise, or vibration is prohibited; and

b. no building or land shall be used, and no building shall hereafter be erected or structurally altered, unless otherwise provided in this Article, except for one or more of the following uses:

(i) Restaurants;

(ii) Public recreational uses or private water dependent recreational uses;

(iii) Public utilities - essential;

(iv) Excursion boats and the services incident to them, such as ticket booths, etc.;

# Market Analysis

## Commercial Market Review - Statewide - Notes Below

### Status: Active (7)

	Beds	Baths	SqFt Finished Total	List Price	Sold Price	Price/SqFt	SP/LP	DOM
Min	-	-	21,000	\$699,000	-	\$13.59	-	53
Max	-	-	55,134	\$1,155,000	-	\$50.05	-	769
Avg	-	-	32,012	\$904,571	-	\$35.22	-	339
Median	-	-	25,957	\$894,000	-	\$38.63	-	353

Average List Price

### Status: Sold (5)

	Beds	Baths	SqFt Finished Total	List Price	Sold Price	Price/SqFt	SP/LP	DOM
Min	-	-	26,572	\$659,000	\$610,000	\$25.37	70.00%	154
Max	-	-	28,750	\$1,250,000	\$935,000	\$30.43	96.42%	1,233
Avg	-	-	27,661	\$960,600	\$773,800	\$27.90	82.96%	566
Median	-	-	27,661	\$995,000	\$775,000	\$27.90	77.92%	273

### Status: All (12)

	Beds	Baths	SqFt Finished Total	List Price	Sold Price	Price/SqFt	SP/LP	DOM
Min	-	-	21,000	\$659,000	\$610,000	\$13.59	70.00%	53
Max	-	-	55,134	\$1,250,000	\$935,000	\$50.05	96.42%	1,233
Avg	-	-	30,552	\$927,917	\$773,800	\$32.78	82.96%	433
Median	-	-	27,661	\$944,500	\$775,000	\$32.56	77.92%	322

Search Criteria

Criteria:

Property Type is 'Commercial'  
 Status is 'Active'  
 Status is 'Pending'  
 Status Contractual Search Date is 09/27/2015 to 03/31/2015  
 Status is 'Sold'  
 Status Contractual Search Date is 09/01/2011 to 09/27/2015  
 Current Price is 600000 to 1200000  
 SqFt Finished Above Grade is 20000+

Average days on market

Average list price of sold properties

Average sold price

### Notes:

1. This search was for properties of all types in excess of 20,000 sq. ft.
2. Search was statewide due to lack of data.
3. Sold property review back four years in effort to establish market trend in a poor commercial market.
4. Days on market in all cases excessive indicative of continuing poor commercial market.

# Market Analysis

## Commercial Market Activity - Statewide

### Status: Active (6)

	Beds	Baths	SqFt	Finished Total	List Price	Sold Price	Price/SqFt	SP/LP	DOM
Min	-	-	21,000		\$700,000	-	\$13.59	-	53
Max	-	-	55,134		\$1,155,000	-	\$50.05	-	769
Avg	-	-	32,012		\$938,833	-	\$35.22	-	335
Median	-	-	25,957		\$947,000	-	\$38.63	-	322

Average List Price

### Status: Sold (4)

	Beds	Baths	SqFt	Finished Total	List Price	Sold Price	Price/SqFt	SP/LP	DOM
Min	-	-	28,750		\$659,000	\$610,000	\$30.43	70.00%	203
Max	-	-	28,750		\$1,250,000	\$935,000	\$30.43	92.56%	1,233
Avg	-	-	28,750		\$1,026,000	\$798,750	\$30.43	79.59%	669
Median	-	-	28,750		\$1,097,500	\$825,000	\$30.43	77.90%	619

### Status: All (10)

	Beds	Baths	SqFt	Finished Total	List Price	Sold Price	Price/SqFt	SP/LP	DOM
Min	-	-	21,000		\$659,000	\$610,000	\$13.59	70.00%	53
Max	-	-	55,134		\$1,250,000	\$935,000	\$50.05	92.56%	1,233
Avg	-	-	31,360		\$973,700	\$798,750	\$34.26	79.59%	468
Median	-	-	28,750		\$997,500	\$825,000	\$34.68	77.90%	322

Criteria:  
10 Listings have been selected.

Average Days on Market

Average List Price of Sold Properties

Average Sold Price

Note:  
1. Only four solds over four years.  
2. Review statewide.  
3. Days on market excessive.

## Commercial Client Synopsis

### 17 Doughty Drive, Brewer, Maine 04412

MLS#: **1156998**

Nbrhd/Assoc:

Assoc. Fee:

List Price: **\$1,155,000**

Status: **Active**

County: **Penobscot**

Original Price: **\$1,155,000**

Directions: **From Parkway South take Robertson Blvd. Turn left onto Doughty Drive by Brooks Bricks. From South Main take Baker Blvd by Corporate Irving to left onto Robertson, then turn left onto Doughty Drive.**



#### General Information

Class:  
Surveyed:  
Style:  
#Units:  
#Floors:  
Max Floor Cap:  
Annual Income:  
Annual Expenses:

**General Commercial**  
**Yes** Seasonal: **No**  
**Other Style**  
Year Built: **1965**  
Ceil Ht+/-: **16**  
Leases:  
Traffic Cnt:

Retail SF+/-:  
Manufacturing SF+/-: **3,800**  
Office SF+/-: **16,078**  
Warehouse SF+/-: **3,200**  
Sqft Fin Abv Grd+/-: **23078**  
Lot Size+/-: **2.78 acres**  
Source of Lot Size: **Public Record**  
Road Frontage+/-:  
Zoning: **IND**

#### Water Information

Waterfront: **No**  
Wtr Frontage Amt+/-:  
Waterfront Owned+/-:  
Waterfront Shared+/-:  
Water Body:

#### Tax/Deed/Community Information

Book/Page/Deed: **10974/45/All**  
Map/Block/Lot: **20/15**  
Full Tax Amt/Yr: **\$16,717/14-15**  
School District:  
Confidentiality Statemnt: **No**

#### Usage

Primary Use: **Flex, Freestanding Building, Industrial/Business Park, Manufacturing, Medical Office, Mixed Use, Office Building, Self Storage, Special Purpose, Warehouse/Distribution**  
Second Use: **Vehicle Related**

#### Property Features

Site: **Level, Open, Well Landscaped**  
Driveway: **Gravel, Paved**  
Parking: **11-20 Spaces, On Site, Paved**  
Location: **Industrial Park, Office Park**  
Restrictions:  
Rec. Water:  
Roads: **Paved, Public**  
Transportation:  
Electric: **Circuit Breakers**  
Gas: **Natural-At Street**  
Waste Wtr Disp: **Public**  
Water: **Public**  
Equipment:  
Basement Entry:

Construction: **Wood Frame**  
Basement Info: **Slab**  
Foundation Mtrls:  
Exterior: **Vinyl Siding**  
Roof: **Shingle**  
Heat System: **Baseboard, Direct Vent Heater, Hot Air, Multi-Zones**  
Heat Fuel: **Gas-Natural**  
Water Heater: **Off Heating System**  
Cooling: **A/C Units**  
Floors: **Carpet, Concrete, Laminate**  
Veh. Storage: **4+ Cars, Attached, Auto Door Opener, Heated**  
Amenities: **Deck, Porch**  
Access. Amenities:  
View:

#### Remarks

Remarks: **Developers, owner/users & investors take note. Brewer Business Center, a two-story multi-tenant building offering: office, light manufacturing or warehouse space complete with fiber optics all on 2.78 acre lot w/ ample parking located in Town of Brewer's upscale E-W Ind park. Close to I-395. New roof & natural gas. Included is an Improved 1+ acre lot with city water and sewer on site ready for development.**

#### Listing/Agent/Office Information

Pending Date:  
Withdrawn Date:  
List Office:

**ERA Dawson-Bradford Co.**

List Date: **10/09/14**  
Termination Date:

Buyer Agency Fee: **2.4%**  
Sub Agency Fee:  
Trans Broker Fee: **2.4%**



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**Commercial Client Synopsis**

**30 Summer Street, Winthrop, Maine 04364**

MLS#: **1161857** Nbrhd/Assoc: County: **Kennebec**  
 Status: **Active**

Assoc. Fee:

List Price: **\$1,135,000**  
 Original Price: **\$1,135,000**



General Information

Class: **Industrial**  
 Surveyed: **No** Seasonal: **No**  
 Style: **Other Style**  
 #Units:  
 #Floors: Year Built: **1916**  
 Max Floor Cap: Ceil Ht+/-:  
 Annual Income: Leases:  
 Annual Expenses: Traffic Cnt:

Retail SF+/-:  
 Manufacturing SF+/-:  
 Office SF+/-:  
 Warehouse SF+/-:  
 Sqft Fin Abv Grd+/-: **78475**  
 Lot Size+/-: **4.49 acres**  
 Source of Lot Size: **Public Record**  
 Road Frontage+/-:  
 Zoning: **Village**

Water Information

Waterfront: **Yes**  
 Wtr Frontage Amt+/-: **420**  
 Waterfront Owned+/-: **420**  
 Waterfront Shared+/-: **0**  
 Water Body: **Maranacook Lake**  
 Water Body Type: **Lake**

Tax/Deed/Community Information

Book/Page/Deed: **2121/136/**  
 Map/Block/Lot: **30//48-49**  
 Full Tax Amt/Yr:  
 School District:  
 Confidentiality Statemnt: **No**

Usage

Primary Use: **Manufacturing, Office Building, Warehouse/Distribution**

Property Features

Site: <b>Level</b>	Construction: <b>Masonry, Steel Frame</b>
Driveway: <b>Paved</b>	Basement Info: <b>Slab</b>
Parking:	Foundation Mtrls:
Location: <b>Business District</b>	Exterior: <b>Brick</b>
Restrictions:	Roof: <b>Flat</b>
Rec. Water:	Heat System: <b>Hot Air, Hot Water</b>
Roads: <b>Paved, Public</b>	Heat Fuel: <b>Oil</b>
Transportation:	Water Heater: <b>Off Heating System</b>
Electric: <b>Three Phase</b>	Cooling: <b>Central Air</b>
Gas: <b>No Gas</b>	Floors: <b>Carpet, Concrete, Vinyl</b>
Waste Wtr Disp: <b>Public</b>	Veh. Storage: <b>Off Street Parking</b>
Water: <b>Public</b>	Amenities:
Equipment:	Access. Amenities:
Basement Entry:	View:

Remarks

Remarks: **78,475 SF mixed use building on 4.49 AC parcel with a mix of industrial and office users downtown Winthrop, water access**

Listing/Agent/Office Information

Pending Date:	List Date: <b>12/09/14</b>	Buyer Agency Fee: <b>4%</b>
Withdrawn Date:	Termination Date:	Sub Agency Fee:
List Office: <b>CB Richard Ellis/The Boulos Company</b>		Trans Broker Fee:



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**Commercial Client Synopsis**

**586 Main Street, Bangor, Maine 04401**

MLS#: **1223796** Nbrhd/Assoc: **No**  
 Status: **Active** County: **Penobscot**  
 Directions: **Just past Hollywood Slots on Main Street Bangor**

Assoc. Fee:

List Price: **\$1,000,000**  
 Original Price: **\$1,200,000**



General Information

Class: **General Commercial**  
 Surveyed: Seasonal:  
 Style:  
 #Units: Year Built:  
 #Floors: Ceil Ht+/-:  
 Max Floor Cap: **28,837** Leases: **No**  
 Annual Income: Traffic Cnt:  
 Annual Expenses:

Retail SF+/-:  
 Manufacturing SF+/-:  
 Office SF+/-: **1,071**  
 Warehouse SF+/-:  
 Sqft Fin Abv Grd+/-: **28837**  
 Lot Size+/-: **0.9 acres**  
 Source of Lot Size: **Public Record**  
 Road Frontage+/-: **200**  
 Zoning: **USD**

Water Information

Waterfront:  
 Wtr Frontage Amt+/-:  
 Waterfront Owned+/-:  
 Waterfront Shared+/-:  
 Water Body:

Tax/Deed/Community Information

Book/Page/Deed: **3102/104/All**  
 Map/Block/Lot: **26//46B**  
 Full Tax Amt/Yr:  
 School District:  
 Confidentiality Statemnt: **No**

Usage

Primary Use: **Executive Suites, Medical Office, Office Building, Warehouse/Distribution**

Site: **Level, Well Landscaped**  
 Driveway: **Paved**  
 Parking: **21+ Spaces, On Site, Paved**  
 Location: **Business District, Intown, Near Shopping, Near Turnpike/Interstate**  
 Restrictions:  
 Rec. Water:  
 Roads: **Paved, Public**  
 Transportation: **Major Road Access, Near Airport**  
 Electric: **Circuit Breakers**  
 Gas: **Natural-On Site**  
 Waste Wtr Disp: **Public**  
 Water: **Public**  
 Equipment:  
 Basement Entry:

Property Features

Construction: **Masonry**  
 Basement Info: **No Basement, Slab**  
 Foundation Mtrls: **Concrete Slab**  
 Exterior: **Brick**  
 Roof: **Flat, Tar & Gravel**  
 Heat System: **Baseboard, Heat Pump, Hot Water, Multi-Zones**  
 Heat Fuel: **Gas-Natural, Multi-Fuel System**  
 Water Heater:  
 Cooling: **A/C Units**  
 Floors: **Tile**  
 Veh. Storage:  
 Amenities: **Fire System, Shower, Sprinkler, Storage**  
 Access. Amenities:  
 View:

Remarks

Remarks: **The building is in excellent condition; working with DOT to acquire additional 21 parking spaces in the rear of the building.**

Pending Date:  
 Withdrawn Date:  
 List Office: **Trott Real Estate**

Listing/Agent/Office Information

List Date: **06/17/15** Buyer Agency Fee: **3%**  
 Termination Date:  
 Sub Agency Fee:  
 Trans Broker Fee:



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**Commercial Client Synopsis**

**15 Merrill Drive, Rockland, Maine 04841**

MLS#: **1145945** Nbrhd/Assoc:  
 Status: **Active** County: **Knox**  
 Directions: **Property is located across the street from Back Cove Yachts on Merrill Dr.**

Assoc. Fee:

List Price: **\$894,000**  
 Original Price: **\$894,000**



General Information

Class: **Industrial**  
 Surveyed: **Yes** Seasonal: **No**  
 Style: **Other Style**  
 #Units: Year Built: **1999**  
 #Floors: Ceil Ht+/-: **22**  
 Max Floor Cap: Leases:  
 Annual Income: Traffic Cnt:  
 Annual Expenses:

Retail SF+/-:  
 Manufacturing SF+/-:  
 Office SF+/-:  
 Warehouse SF+/-: **21,000**  
 Sqft Fin Abv Grd+/-: **21000**  
 Lot Size+/-: **1.87 acres**  
 Source of Lot Size: **Public Record**  
 Road Frontage+/-:  
 Zoning: **IND**

Water Information

Waterfront: **No**  
 Wtr Frontage Amt+/-:  
 Waterfront Owned+/-:  
 Waterfront Shared+/-:  
 Water Body:

Tax/Deed/Community Information

Book/Page/Deed: **2279/101/**  
 Map/Block/Lot: **61/C/11**  
 Full Tax Amt/Yr: **\$14,362/2014**  
 School District:  
 Confidentiality Statemnt: **No**

Usage

Primary Use: **Freestanding Building, Warehouse/Distribution**  
 Second Use: **Manufacturing**

Property Features

Site: <b>Level</b>	Construction: <b>Steel Frame</b>
Driveway: <b>Paved</b>	Basement Info: <b>No Basement</b>
Parking:	Foundation Mtrls:
Location: <b>Industrial Park</b>	Exterior: <b>Metal Clad</b>
Restrictions:	Roof: <b>Metal</b>
Rec. Water:	Heat System: <b>Forced, Hot Air</b>
Roads: <b>Paved, Public</b>	Heat Fuel: <b>Oil</b>
Transportation:	Water Heater: <b>Electric</b>
Electric: <b>Circuit Breakers</b>	Cooling: <b>Central Air</b>
Gas: <b>Bottled</b>	Floors: <b>Carpet, Concrete, Vinyl</b>
Waste Wtr Disp: <b>Public</b>	Veh. Storage: <b>No Vehicle Storage</b>
Water: <b>Public</b>	Amenities:
Equipment:	Access. Amenities:
Basement Entry:	View:

Remarks

Remarks: **Mordern warehouse building with open floor plan. Many amenities including full HVAC system in the building, one truck dock and one drive-thru overhead door. Building has been well maintained.**

Listing/Agent/Office Information

Pending Date:	List Date: <b>07/16/14</b>	Buyer Agency Fee: <b>3%</b>
Withdrawn Date:	Termination Date:	Sub Agency Fee:
List Office: <b>Coldwell Banker Commercial SoundVest Properties</b>		Trans Broker Fee: <b>3%</b>



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**Commercial Client Synopsis**

**146 Gardiner Road, Wiscasset, Maine 04578**

MLS#: **1232078** Nbrhd/Assoc:  
 Status: **Active** County: **Lincoln**  
 Directions: **Take Route 27 N at Wiscasset Town Office, travel .07 miles to property on left.**

Assoc. Fee:

List Price: **\$749,000**  
 Original Price: **\$895,000**



General Information

Class: **General Commercial**  
 Surveyed: **Yes** Seasonal: **No**  
 Style: **Other Style**  
 #Units: **2** Year Built: **1973**  
 #Floors: **2** Ceil Ht+/-:  
 Max Floor Cap: Leases:  
 Annual Income: Traffic Cnt: **6,000**  
 Annual Expenses:

Retail SF+/-:  
 Manufacturing SF+/-:  
 Office SF+/-: **55,134**  
 Warehouse SF+/-:  
 Sqft Fin Abv Grd+/-: **55134**  
 Lot Size+/-: **5 acres**  
 Source of Lot Size: **Seller**  
 Road Frontage+/-:  
 Zoning: **Rural/Bus**

Water Information

Waterfront: **No**  
 Wtr Frontage Amt+/-:  
 Waterfront Owned+/-:  
 Waterfront Shared+/-:  
 Water Body:

Tax/Deed/Community Information

Book/Page/Deed: **4793/266/Partial**  
 Map/Block/Lot: **R6/08**  
 Full Tax Amt/Yr:  
 School District: **Wiscasset**  
 Confidentiality Statemnt: **No**

Usage

Primary Use:  
 Sale Includes:

**Special Purpose Equipment**

Property Features

Site: **Level, Open**  
 Driveway: **Paved**  
 Parking: **21+ Spaces**  
 Location: **Abuts Conservation, Near Town, Rural**  
 Restrictions: **No Restrictions**  
 Rec. Water:  
 Roads: **Public**  
 Transportation: **Major Road Access, Near Airport**  
 Electric: **Circuit Breakers, Generator Hookup**  
 Gas: **Bottled**  
 Waste Wtr Disp: **Public**  
 Water: **Public**  
 Equipment: **Internet Access Available**  
 Basement Entry: **Walk Out**

Construction: **Masonry, Wood Frame**  
 Basement Info: **Walk-Out**  
 Foundation Mtrls: **Poured Concrete**  
 Exterior: **Brick, Vinyl Siding, Wood Siding**  
 Roof: **Shingle**  
 Heat System: **Hot Water, Multi-Zones**  
 Heat Fuel: **Oil**  
 Water Heater: **Off Heating System**  
 Cooling: **A/C Units**  
 Floors: **Carpet, Tile**  
 Veh. Storage: **No Vehicle Storage**  
 Amenities: **Fire System, Sprinkler**  
 Access. Amenities: **36 Inch+ Doors, Elevator/Chair Lift**  
 View: **Fields, Woods**

Remarks

Remarks: **INVESTORS TAKE NOTICE! Sellers are motivated to sell and want offers! Formerly used as a Primary School, this property offers a unique opportunity for many businesses. With 55,000+ square feet consisting of 50+ rooms, 20 bathrooms, gymnasium/cafeteria and kitchen. Two large parking lots with plenty of space to expand if necessary. Would be ideal for a medical building, retirement home, professional office space and more.**

Listing/Agent/Office Information

Pending Date: List Date: **08/05/15** Buyer Agency Fee: **4%**  
 Withdrawn Date: Termination Date: Sub Agency Fee:  
 List Office: **Tim Dunham Realty** Trans Broker Fee: **4%**



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**Commercial Client Synopsis**

**187 State Street, Presque Isle, Maine 04769**

MLS#: **1098610** Nbrhd/Assoc:  
 Status: **Active** County: **Aroostook**  
 Directions: **Located in the city center in Presque Isle**

Assoc. Fee:

List Price: **\$700,000**  
 Original Price: **\$1,200,000**



General Information

Class: **Retail**  
 Surveyed: **Unknown** Seasonal: **No**  
 Style: **Multi-Level**  
 #Units: Year Built: **1978**  
 #Floors: Ceil Ht+/-:  
 Max Floor Cap: Leases:  
 Annual Income: Traffic Cnt:  
 Annual Expenses:

Retail SF+/-:  
 Manufacturing SF+/-:  
 Office SF+/-:  
 Warehouse SF+/-:  
 Sqft Fin Abv Grd+/-: **36900**  
 Lot Size+/-: **0.61 acres**  
 Source of Lot Size: **Public Record**  
 Road Frontage+/-:  
 Zoning: **Retail Bus**

Water Information

Waterfront: **No**  
 Wtr Frontage Amt+/-:  
 Waterfront Owned+/-:  
 Waterfront Shared+/-:  
 Water Body:

Tax/Deed/Community Information

Book/Page/Deed: **2416/261/**  
 Map/Block/Lot: **35//187**  
 Full Tax Amt/Yr: **\$50,400/2012**  
 School District:  
 Confidentiality Statemnt: **No**

Usage

Primary Use: **Office Building, Retail General**

Site: **Corner Lot, Level, Sidewalks**  
 Driveway: **Paved**  
 Parking: **21+ Spaces**  
 Location: **Business District, Intown**  
 Restrictions:  
 Rec. Water:  
 Roads: **Paved, Public**  
 Transportation:  
 Electric: **Circuit Breakers, On Site**  
 Gas: **Other Gas**  
 Waste Wtr Disp: **Public**  
 Water: **Public**  
 Equipment:  
 Basement Entry:

Property Features

Construction: **Masonry, Steel Frame**  
 Basement Info: **Finished, Full**  
 Foundation Mtrls:  
 Exterior: **Brick, Other Exterior**  
 Roof: **Flat, Membrane**  
 Heat System: **Other Heat System**  
 Heat Fuel: **Oil**  
 Water Heater: **Off Heating System**  
 Cooling: **Central Air**  
 Floors: **Carpet, Composition, Other Flooring, Tile**  
 Veh. Storage: **No Vehicle Storage**  
 Amenities: **Elevator Freight, Elevator Passenger, Storage**  
 Access. Amenities:  
 View:

Remarks: **Downtown high traffic area. Restaurants walking distance, good parking. Heating and cooling system. Sprinkler system, Handicap bathrooms. Elevator 5 stops.**

Pending Date:  
 Withdrawn Date:  
 List Office: **Key Realty**

Listing/Agent/Office Information

List Date: **06/22/13** Buyer Agency Fee: **3%**  
 Termination Date: Sub Agency Fee:  
 Trans Broker Fee: **3%**



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**Commercial Client Synopsis**

**155 West River Road, Waterville, Maine 04901**

MLS#: **1118277** Nbrhd/Assoc: Assoc. Fee:  
 Status: **Sold** County: **Kennebec**  
 Directions: **From KMD in Waterville, turn right onto West River Rd., 1/2 on right**

List Price: **\$1,200,000**  
 Original Price: **\$1,200,000**



General Information

Class: **Retail**  
 Surveyed: **Yes** Seasonal: **No**  
 Style: **Other Style**  
 #Units: Year Built: **1987**  
 #Floors: Ceil Ht+/-:  
 Max Floor Cap: Leases:  
 Annual Income: Traffic Cnt:  
 Annual Expenses:

Retail SF+/-:  
 Manufacturing SF+/-:  
 Office SF+/-:  
 Warehouse SF+/-:  
 Sqft Fin Abv Grd+/-: **22940**  
 Lot Size+/-: **4.5 acres**  
 Source of Lot Size: **Seller**  
 Road Frontage+/-:  
 Zoning: **CZD**

Water Information

Waterfront: **No**  
 Wtr Frontage Amt+/-:  
 Waterfront Owned+/-:  
 Waterfront Shared+/-:  
 Water Body:

Tax/Deed/Community Information

Book/Page/Deed: **5904/31/**  
 Map/Block/Lot: **26//10**  
 Full Tax Amt/Yr:  
 School District:  
 Confidentiality Statemnt: **No**

Usage

Primary Use: **Mixed Use, Restaurant**

Property Features

Site: <b>Level</b>	Construction: <b>Masonry, Steel Frame</b>
Driveway: <b>Paved</b>	Basement Info: <b>No Basement</b>
Parking: <b>21+ Spaces</b>	Foundation Mtrls: <b>Concrete Slab</b>
Location: <b>Business District, Near Country Club, Near Golf Course, Near Shopping, Office Park, Shopping Mall</b>	Exterior: <b>Block, Concrete</b>
Restrictions:	Roof: <b>Flat</b>
Rec. Water:	Heat System: <b>Forced, Hot Air</b>
Roads: <b>Paved</b>	Heat Fuel: <b>Gas-Bottled</b>
Transportation:	Water Heater: <b>Off Heating System</b>
Electric: <b>Circuit Breakers</b>	Cooling: <b>Central Air</b>
Gas: <b>Bottled</b>	Floors: <b>Carpet, Wood</b>
Waste Wtr Disp: <b>Public</b>	Veh. Storage: <b>No Vehicle Storage</b>
Water: <b>Private</b>	Amenities:
Equipment:	Access. Amenities:
Basement Entry:	View:

Remarks

Remarks: **Well established bowling alley, Room for restaurant, or lease space, good numbers**

Listing/Agent/Office Information

Pending Date: <b>09/08/14</b>	List Date: <b>12/09/13</b>	Buyer Agency Fee: <b>2.25%</b>
Withdrawn Date:	Termination Date:	Sub Agency Fee:
List Office: <b>Brookwood Realty</b>		Trans Broker Fee:

Sold Information

Sold Date: <b>03/16/15</b>	Sold Price: <b>\$935,000</b>	Sllr Pd Pnts/Close Costs: <b>No</b>
Sold Terms/Other: <b>Conventional / Not Applicable</b>		Did Acre Change at Sale: <b>No</b>
Seller Contributions:		Lot Size Acres at Sale:



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**Commercial Client Synopsis**

**1701 Hammond Street, Hermon, Maine 04401**

MLS#: **1012226** Nbrhd/Assoc: \_\_\_\_\_ Assoc. Fee: \_\_\_\_\_  
 Status: **Sold** County: **Penobscot**  
 Directions: **On Outer Hammond Street just beyond the entrance to Freedom Park**

List Price: **\$1,250,000**  
 Original Price: **\$1,250,000**



General Information

Class:	<b>Industrial</b>	Retail SF+/-:	<b>4,200</b>
Surveyed:	<b>Yes</b>	Manufacturing SF+/-:	<b>20,000</b>
Style:	<b>Other Style</b>	Office SF+/-:	<b>4,200</b>
#Units:	<b>2</b>	Warehouse SF+/-:	<b>20,000</b>
#Floors:	<b>1</b>	Sqft Fin Abv Grd+/-:	<b>28750</b>
Max Floor Cap:		Lot Size+/-:	<b>6.67 acres</b>
Annual Income:		Source of Lot Size:	<b>Seller</b>
Annual Expenses:		Road Frontage+/-:	<b>1,800</b>
		Zoning:	<b>Industrial</b>

Water Information

Waterfront: **No**  
 Wtr Frontage Amt+/-:  
 Waterfront Owned+/-:  
 Waterfront Shared+/-:  
 Water Body:

Tax/Deed/Community Information

Book/Page/Deed: **3922/247/All**  
 Map/Block/Lot: **23//11,13**  
 Full Tax Amt/Yr: **\$9,568/09-10**  
 School District:  
 Confidentiality Statemnt: **No**

Usage

Primary Use: **Freestanding Building, Industrial/Business Park, Manufacturing, Special Purpose, Vehicle Related**

Property Features

Site:	<b>Corner Lot</b>	Construction:	<b>Steel Frame</b>
Driveway:	<b>Paved</b>	Basement Info:	<b>Slab</b>
Parking:	<b>21+ Spaces, On Site, Paved</b>	Foundation Mtrls:	<b>Poured Concrete</b>
Location:	<b>Business District</b>	Exterior:	<b>Metal Clad</b>
Restrictions:		Roof:	<b>Composition</b>
Rec. Water:		Heat System:	<b>Baseboard, Blowers, Direct Vent Furnace</b>
Roads:	<b>Paved, Public</b>	Heat Fuel:	<b>Electric, Kerosene</b>
Transportation:	<b>Major Road Access, Near Airport, Public Transport Access</b>	Water Heater:	<b>Electric</b>
Electric:	<b>Circuit Breakers</b>	Cooling:	<b>Central Air</b>
Gas:	<b>Bottled</b>	Floors:	<b>Carpet, Concrete</b>
Waste Wtr Disp:	<b>Public</b>	Veh. Storage:	<b>Off Street Parking</b>
Water:	<b>Public</b>	Amenities:	
Equipment:		Access. Amenities:	
Basement Entry:		View:	

Remarks

Remarks: **Strategically located Industrial / Retail building on busy Route 2, only 1 mile from I-95 and I-395. 18,750 SF building with 8 O.H. Doors, includes 4,200 SF office, on 5 acres with 20 foot ceiling. Back building leased to a AAA tenant for \$40/yrNNN**

Listing/Agent/Office Information

Pending Date:	<b>08/18/14</b>	List Date:	<b>04/07/11</b>	Buyer Agency Fee:	<b>2%</b>
Withdrawn Date:		Termination Date:		Sub Agency Fee:	
List Office:	<b>ERA Dawson-Bradford Co.</b>			Trans Broker Fee:	<b>2%</b>

Sold Information

Sold Date:	<b>11/10/14</b>	Sold Price:	<b>\$875,000</b>	Sllr Pd Pnts/Close Costs:	
Sold Terms/Other:	<b>Conventional / Not Applicable</b>			Did Acre Change at Sale:	
Seller Contributions:				Lot Size Acres at Sale:	



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**Commercial Client Synopsis**

**140 Capitol Street, Augusta, Maine 04330**

MLS#: **1019999** Nbrhd/Assoc: County: **Kennebec**  
 Status: **Sold**

Assoc. Fee:

List Price: **\$995,000**  
 Original Price: **\$1,270,000**



General Information

Class: **General Commercial**  
 Surveyed: **No** Seasonal: **No**  
 Style: **Other Style**  
 #Units: Year Built: **1957**  
 #Floors: Ceil Ht+/-:  
 Max Floor Cap: Leases:  
 Annual Income: Traffic Cnt:  
 Annual Expenses:

Retail SF+/-:  
 Manufacturing SF+/-:  
 Office SF+/-:  
 Warehouse SF+/-:  
 Sqft Fin Abv Grd+/-: **29069**  
 Lot Size+/-: **3.34 acres**  
 Source of Lot Size: **Public Record**  
 Road Frontage+/-:  
 Zoning: **BP**

Water Information

Waterfront: **No**  
 Wtr Frontage Amt+/-:  
 Waterfront Owned+/-:  
 Waterfront Shared+/-:  
 Water Body:

Tax/Deed/Community Information

Book/Page/Deed: **0/0/**  
 Map/Block/Lot: **26//151**  
 Full Tax Amt/Yr: **\$20,175/2011**  
 School District:  
 Confidentiality Statemnt: **No**

Usage

Primary Use: **Freestanding Building**

Property Features

Site: **Level, Sidewalks, Well Landscaped**  
 Driveway: **Paved**  
 Parking:  
 Location: **Business District, Intown, Near Shopping**  
 Restrictions:  
 Rec. Water:  
 Roads: **Paved, Public**  
 Transportation:  
 Electric: **Three Phase**  
 Gas: **No Gas**  
 Waste Wtr Disp: **Public**  
 Water: **Public**  
 Equipment:  
 Basement Entry:

Construction:  
 Basement Info:  
 Foundation Mtrls:  
 Exterior:  
 Roof: **Masonry Slab**  
 Heat System: **Block, Concrete Tar & Gravel**  
 Heat Fuel: **Hot Water, Multi-Zones Oil**  
 Water Heater: **Off Heating System**  
 Cooling: **A/C Units**  
 Floors: **Concrete**  
 Veh. Storage: **Off Street Parking**  
 Amenities:  
 Access. Amenities:  
 View:

Remarks: **Former Verizon/Fairpoint work center adjacent to the State Capitol complex, a rare development opportunity of a mix of office and warehouse with six drive-in overhead doors. Also available for lease.**

Listing/Agent/Office Information

Pending Date: **02/12/14**  
 Withdrawn Date:  
 List Office: **CB Richard Ellis/The Boulos Company**

List Date: **06/24/11** Buyer Agency Fee: **3%**  
 Termination Date:  
 Sub Agency Fee:  
 Trans Broker Fee:

Sold Information

Sold Date: **05/02/14**  
 Sold Terms/Other: **Conventional / Not Applicable**  
 Seller Contributions:

Sold Price: **\$775,000**  
 Sllr Pd Pnts/Close Costs:  
 Did Acre Change at Sale:  
 Lot Size Acres at Sale:



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**Commercial Client Synopsis**

**1707 Main Street, Readfield, Maine 04349**

MLS#: **1103113** Nbrhd/Assoc: Assoc. Fee:  
 Status: **Sold** County: **Kennebec**  
 Directions: **Out Route 17, just past Kents Hill School on the Right hand side.**

List Price: **\$659,000**  
 Original Price: **\$659,000**



General Information

Class: **General Commercial**  
 Surveyed: **No** Seasonal: **No**  
 Style: **Other Style**  
 #Units: Year Built: **1993**  
 #Floors: Ceil Ht+/-:  
 Max Floor Cap: Leases:  
 Annual Income: Traffic Cnt:  
 Annual Expenses:

Retail SF+/-: **8,400**  
 Manufacturing SF+/-:  
 Office SF+/-:  
 Warehouse SF+/-: **8,712**  
 Sqft Fin Abv Grd+/-: **21576**  
 Lot Size+/-: **7.69 acres**  
 Source of Lot Size: **Public Record**  
 Road Frontage+/-:  
 Zoning: **Commercial**

Water Information

Waterfront: **No**  
 Wtr Frontage Amt+/-:  
 Waterfront Owned+/-:  
 Waterfront Shared+/-:  
 Water Body:

Tax/Deed/Community Information

Book/Page/Deed: **4076/290/**  
 Map/Block/Lot: **105//006**  
 Full Tax Amt/Yr: **\$14,507/12-13**  
 School District:  
 Confidentiality Statemnt: **No**

Usage

Primary Use: **Flex, Manufacturing, Mixed Use, Office Building, Retail General, Special Purpose, Warehouse/Distribution**  
 Sale Includes: **Equipment, Other Sale Inclusions**

Property Features

Site: **Level, Open, Wooded**  
 Driveway: **Gravel, Paved**  
 Parking: **21+ Spaces, On Site, Paved**  
 Location: **Business District**  
 Restrictions:  
 Rec. Water:  
 Roads: **Paved, Public**  
 Transportation:  
 Electric: **Circuit Breakers**  
 Gas: **No Gas**  
 Waste Wtr Disp: **Private, Septic Existing On Site**  
 Water: **Private, Well Existing On Site**  
 Equipment:  
 Basement Entry:

Construction: **Wood Frame**  
 Basement Info: **Slab**  
 Foundation Mtrls: **Concrete Slab**  
 Exterior: **Metal Clad, Wood Siding**  
 Roof: **Metal, Shingle**  
 Heat System: **Forced, Hot Air**  
 Heat Fuel: **Oil**  
 Water Heater: **Electric**  
 Cooling: **No Cooling**  
 Floors: **Concrete, Laminate, Tile, Vinyl**  
 Veh. Storage: **4+ Cars**  
 Amenities:  
 Access. Amenities:  
 View: **Fields, Woods**

Remarks: **Great opportunity to own this multi-building facility at the former Kents Hill Lumber site with retail and storage areas. Sale includes Self Storage Facility and Auto Garage for rental income. Owner financing would be considered with downpayment.**

Listing/Agent/Office Information

Pending Date: **02/03/14** List Date: **07/15/13** Buyer Agency Fee: **4%**  
 Withdrawn Date:  
 List Office: **Century 21 Venture Ltd.** Termination Date:  
 Sub Agency Fee:  
 Trans Broker Fee: **4%**

Sold Information

Sold Date: **04/10/14** Sold Price: **\$610,000** Sllr Pd Pnts/Close Costs:  
 Sold Terms/Other: **Private / Not Applicable** Did Acre Change at Sale:  
 Seller Contributions: Lot Size Acres at Sale:



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# Market Analysis

## Commercial Market Activity - Modified Statewide Search

### Status: Active (18)

	Beds	Baths	SqFt	Finished Total	List Price	Sold Price	Price/SqFt	SP/LP	DOM
Min	-	-	16,000		\$500,000	-	\$13.59	-	11
Max	-	-	55,134		\$1,500,000	-	\$87.44	-	2,693
Avg	-	-	23,874		\$960,833	-	\$49.89	-	463
Median	-	-	19,152		\$949,500	-	\$44.12	-	232

Average List Price

### Status: Sold (22)

	Beds	Baths	SqFt	Finished Total	List Price	Sold Price	Price/SqFt	SP/LP	DOM
Min	-	-	15,000		\$499,900	\$500,000	\$12.05	50.51%	20
Max	-	-	45,624		\$2,163,000	\$1,489,200	\$60.47	100.02%	1,233
Avg	-	-	26,670		\$982,786	\$782,136	\$34.39	83.91%	404
Median	-	-	24,000		\$797,000	\$603,000	\$30.43	88.98%	272

### Status: All (40)

	Beds	Baths	SqFt	Finished Total	List Price	Sold Price	Price/SqFt	SP/LP	DOM
Min	-	-	15,000		\$499,900	\$500,000	\$12.05	50.51%	11
Max	-	-	55,134		\$2,163,000	\$1,489,200	\$87.44	100.02%	2,693
Avg	-	-	25,018		\$972,908	\$782,136	\$43.55	83.91%	430
Median	-	-	20,546		\$897,000	\$603,000	\$37.23	88.98%	272

Search Criteria

Criteria:

Property Type is 'Commercial'  
 Status is 'Active'  
 Status is 'Pending'  
 Status Contractual Search Date is 09/27/2015 to 03/31/2015  
 Status is 'Sold'  
 Status Contractual Search Date is 09/01/2011 to 09/27/2015  
 Current Price is 500000 to 1500000  
 SqFt Finished Above Grade is 15000 to 60000

Average Days on Market

Average List Price of Sold Properties

Average Sold Price

#### Note:

1. Reduced square footage amount to review additional properties.
2. More properties to review, however functionality more favorable to the buyer market.

# Market Analysis

## Commercial Market Activity - Modified Review

### Status: Active (6)

	Beds	Baths	SqFt	Finished Total	List Price	Sold Price	Price/SqFt	SP/LP	DOM
Min	-	-	16,585		\$550,000	-	\$13.59	-	53
Max	-	-	55,134		\$1,200,000	-	\$70.59	-	438
Avg	-	-	26,939		\$924,667	-	\$40.77	-	201
Median	-	-	22,039		\$947,000	-	\$38.63	-	129

Average List Price

### Status: Sold (5)

	Beds	Baths	SqFt	Finished Total	List Price	Sold Price	Price/SqFt	SP/LP	DOM
Min	-	-	43,546		\$659,000	\$610,000	\$29.85	77.89%	203
Max	-	-	43,546		\$1,625,000	\$1,325,000	\$29.85	92.56%	965
Avg	-	-	43,546		\$1,214,800	\$989,000	\$29.85	82.29%	580
Median	-	-	43,546		\$1,200,000	\$935,000	\$29.85	80.00%	547

### Status: All (11)

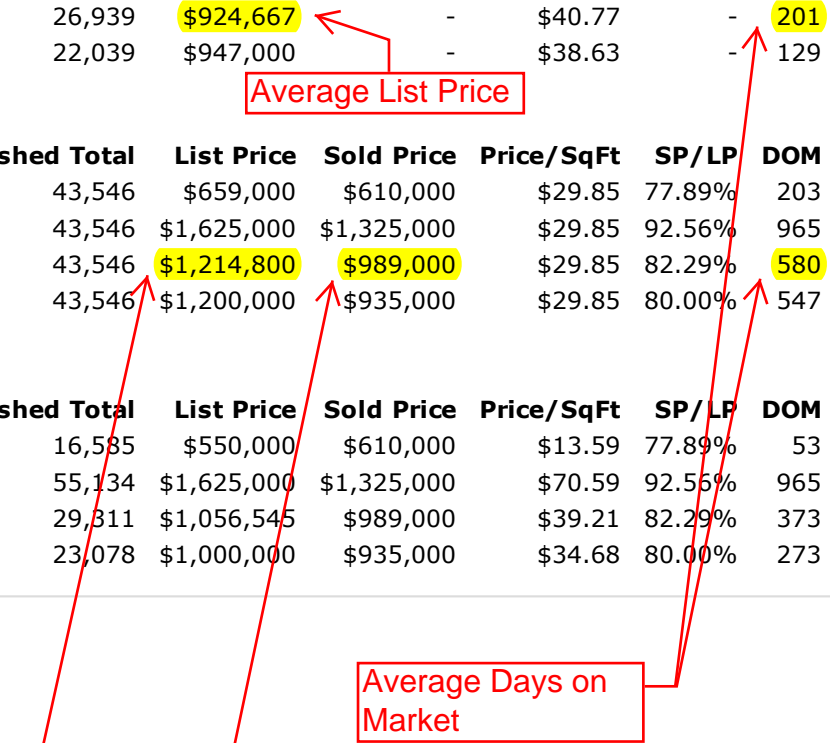
	Beds	Baths	SqFt	Finished Total	List Price	Sold Price	Price/SqFt	SP/LP	DOM
Min	-	-	16,585		\$550,000	\$610,000	\$13.59	77.89%	53
Max	-	-	55,134		\$1,625,000	\$1,325,000	\$70.59	92.56%	965
Avg	-	-	29,311		\$1,056,545	\$989,000	\$39.21	82.29%	373
Median	-	-	23,078		\$1,000,000	\$935,000	\$34.68	80.00%	273

Criteria:  
11 Listings have been selected.

Average List Price of Sold Properties

Average Sold Price

Average Days on Market



**Commercial Client Synopsis**

**268 Whitten Road, Hallowell, Maine 04347**

MLS#: **1216208** Nbrhd/Assoc: **Kennebec**  
Status: **Active** County: **Kennebec**  
Directions: **From Western Avenue turn onto Whitten Road by Sears Plaza, property down on the right.**

Assoc. Fee:

List Price: **\$1,200,000**  
Original Price: **\$1,200,000**



General Information

Class: **Office**  
Surveyed:  
Style: **Multi-Level**  
#Units:  
#Floors:  
Max Floor Cap:  
Annual Income:  
Annual Expenses:

Seasonal:  
Year Built: **1970**  
Ceil Ht+/-:  
Leases:  
Traffic Cnt:

Retail SF+/-:  
Manufacturing SF+/-:  
Office SF+/-: **17,000**  
Warehouse SF+/-:  
Sqft Fin Abv Grd+/-: **17000**  
Lot Size+/-: **1.68 acres**  
Source of Lot Size: **Public Record**  
Road Frontage+/-: **348**  
Zoning:

Water Information

Waterfront: **No**  
Wtr Frontage Amt+/-:  
Waterfront Owned+/-:  
Waterfront Shared+/-:  
Water Body:

Tax/Deed/Community Information

Book/Page/Deed: **11275/325/All**  
Map/Block/Lot: **19//62**  
Full Tax Amt/Yr: **\$21,350/2015**  
School District:  
Confidentiality Statemnt: **No**

Usage

Primary Use: **Vacant**

Property Features

Site: **Level, Open**  
Driveway:  
Parking: **21+ Spaces, On Site, Paved**  
Location: **Business District, Near Shopping, Near Turnpike/Interstate**  
Restrictions:  
Rec. Water:  
Roads: **Paved, Public**  
Transportation: **Major Road Access, Near Airport**  
Electric: **Circuit Breakers**  
Gas: **Bottled**  
Waste Wtr Disp: **Public**  
Water:  
Equipment:  
Basement Entry:

Construction: **Steel Frame**  
Basement Info: **Slab**  
Foundation Mtrls: **Poured Concrete**  
Exterior: **Metal Clad**  
Roof: **Pitched**  
Heat System: **Direct Vent Furnace**  
Heat Fuel: **Gas-Bottled**  
Water Heater: **Electric**  
Cooling: **Central Air**  
Floors: **Concrete**  
Veh. Storage:  
Amenities: **Elevator Passenger**  
Access. Amenities:  
View:

Remarks: **Nice commercial office building in good area, close to the interstate. Approximately 15,000 square feet first floor, 2,000 square feet second floor. Perimeter offices with large central open area. Possibilities are endless, would make a great call center.**

Listing/Agent/Office Information

Pending Date:  
Withdrawn Date:  
List Office: **Century 21 Venture Ltd.**

List Date: **05/07/15**  
Termination Date:  
Buyer Agency Fee: **2%**  
Sub Agency Fee:  
Trans Broker Fee: **2%**



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**Commercial Client Synopsis**

**17 Doughty Drive, Brewer, Maine 04412**

MLS#: **1156998** Nbrhd/Assoc: Assoc. Fee: List Price: **\$1,155,000**  
 Status: **Active** County: **Penobscot** Original Price: **\$1,155,000**  
 Directions: **From Parkway South take Robertson Blvd. Turn left onto Doughty Drive by Brooks Bricks. From South Main take Baker Blvd by Corporate Irving to left onto Robertson, then turn left onto Doughty Drive.**



General Information

Class: **General Commercial**  
 Surveyed: **Yes** Seasonal: **No**  
 Style: **Other Style**  
 #Units: Year Built: **1965**  
 #Floors: Ceil Ht+/-: **16**  
 Max Floor Cap: Leases:  
 Annual Income: Traffic Cnt:  
 Annual Expenses:

Retail SF+/-:  
 Manufacturing SF+/-: **3,800**  
 Office SF+/-: **16,078**  
 Warehouse SF+/-: **3,200**  
 Sqft Fin Abv Grd+/-: **23078**  
 Lot Size+/-: **2.78 acres**  
 Source of Lot Size: **Public Record**  
 Road Frontage+/-:  
 Zoning: **IND**

Water Information

Waterfront: **No**  
 Wtr Frontage Amt+/-:  
 Waterfront Owned+/-:  
 Waterfront Shared+/-:  
 Water Body:

Tax/Deed/Community Information

Book/Page/Deed: **10974/45/All**  
 Map/Block/Lot: **20//15**  
 Full Tax Amt/Yr: **\$16,717/14-15**  
 School District:  
 Confidentiality Statemnt: **No**

Usage

Primary Use: **Flex, Freestanding Building, Industrial/Business Park, Manufacturing, Medical Office, Mixed Use, Office Building, Self Storage, Special Purpose, Warehouse/Distribution**  
 Second Use: **Vehicle Related**

Property Features

Site: **Level, Open, Well Landscaped**  
 Driveway: **Gravel, Paved**  
 Parking: **11-20 Spaces, On Site, Paved**  
 Location: **Industrial Park, Office Park**  
 Restrictions:  
 Rec. Water:  
 Roads: **Paved, Public**  
 Transportation:  
 Electric: **Circuit Breakers**  
 Gas: **Natural-At Street**  
 Waste Wtr Disp: **Public**  
 Water: **Public**  
 Equipment:  
 Basement Entry:

Construction: **Wood Frame**  
 Basement Info: **Slab**  
 Foundation Mtrls:  
 Exterior: **Vinyl Siding**  
 Roof: **Shingle**  
 Heat System: **Baseboard, Direct Vent Heater, Hot Air, Multi-Zones**  
 Heat Fuel: **Gas-Natural**  
 Water Heater: **Off Heating System**  
 Cooling: **A/C Units**  
 Floors: **Carpet, Concrete, Laminate**  
 Veh. Storage: **4+ Cars, Attached, Auto Door Opener, Heated**  
 Amenities:  
 Access. Amenities:  
 View:

Remarks

Remarks: **Developers, owner/users & investors take note. Brewer Business Center, a two-story multi-tenant building offering: office, light manufacturing or warehouse space complete with fiber optics all on 2.78 acre lot w/ ample parking located in Town of Brewer's upscale E-W Ind park. Close to I-395. New roof & natural gas. Included is an Improved 1+ acre lot with city water and sewer on site ready for development.**

Listing/Agent/Office Information

Pending Date:  
 Withdrawn Date:  
 List Office: **ERA Dawson-Bradford Co.**  
 List Date: **10/09/14**  
 Termination Date:  
 Buyer Agency Fee: **2.4%**  
 Sub Agency Fee:  
 Trans Broker Fee: **2.4%**



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**Commercial Client Synopsis**

**586 Main Street, Bangor, Maine 04401**

MLS#: **1223796** Nbrhd/Assoc: **No**  
 Status: **Active** County: **Penobscot**  
 Directions: **Just past Hollywood Slots on Main Street Bangor**

Assoc. Fee:

List Price: **\$1,000,000**  
 Original Price: **\$1,200,000**



General Information

Class:  
 Surveyed:  
 Style:  
 #Units:  
 #Floors:  
 Max Floor Cap: **28,837**  
 Annual Income:  
 Annual Expenses:

**General Commercial**  
 Seasonal:  
 Year Built:  
 Ceil Ht+/-:  
 Leases: **No**  
 Traffic Cnt:

Retail SF+/-:  
 Manufacturing SF+/-:  
 Office SF+/-: **1,071**  
 Warehouse SF+/-:  
 Sqft Fin Abv Grd+/-: **28837**  
 Lot Size+/-: **0.9 acres**  
 Source of Lot Size: **Public Record**  
 Road Frontage+/-: **200**  
 Zoning: **USD**

Water Information

Waterfront:  
 Wtr Frontage Amt+/-:  
 Waterfront Owned+/-:  
 Waterfront Shared+/-:  
 Water Body:

Tax/Deed/Community Information

Book/Page/Deed: **3102/104/All**  
 Map/Block/Lot: **26//46B**  
 Full Tax Amt/Yr:  
 School District:  
 Confidentiality Statemnt: **No**

Usage

Primary Use: **Executive Suites, Medical Office, Office Building, Warehouse/Distribution**

Site: **Level, Well Landscaped**  
 Driveway: **Paved**  
 Parking: **21+ Spaces, On Site, Paved**  
 Location: **Business District, Intown, Near Shopping, Near Turnpike/Interstate**  
 Restrictions:  
 Rec. Water:  
 Roads: **Paved, Public**  
 Transportation: **Major Road Access, Near Airport**  
 Electric: **Circuit Breakers**  
 Gas: **Natural-On Site**  
 Waste Wtr Disp: **Public**  
 Water: **Public**  
 Equipment:  
 Basement Entry:

Property Features

Construction:  
 Basement Info: **No Basement, Slab**  
 Foundation Mtrls: **Concrete Slab**  
 Exterior: **Brick**  
 Roof: **Flat, Tar & Gravel**  
 Heat System: **Baseboard, Heat Pump, Hot Water, Multi-Zones**  
 Heat Fuel: **Gas-Natural, Multi-Fuel System**  
 Water Heater:  
 Cooling:  
 Floors: **A/C Units**  
 Veh. Storage:  
 Amenities: **Tile**  
 Access. Amenities: **Fire System, Shower, Sprinkler, Storage**  
 View:

Remarks

Remarks: **The building is in excellent condition; working with DOT to acquire additional 21 parking spaces in the rear of the building.**

Listing/Agent/Office Information

Pending Date:  
 Withdrawn Date:  
 List Office: **Trott Real Estate**  
 List Date: **06/17/15**  
 Termination Date:  
 Buyer Agency Fee: **3%**  
 Sub Agency Fee:  
 Trans Broker Fee:



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**Commercial Client Synopsis**

**15 Merrill Drive, Rockland, Maine 04841**

MLS#: **1145945** Nbrhd/Assoc:  
 Status: **Active** County: **Knox**  
 Directions: **Property is located across the street from Back Cove Yachts on Merrill Dr.**

Assoc. Fee:

List Price: **\$894,000**  
 Original Price: **\$894,000**



General Information

Class: **Industrial**  
 Surveyed: **Yes** Seasonal: **No**  
 Style: **Other Style**  
 #Units: Year Built: **1999**  
 #Floors: Ceil Ht+/-: **22**  
 Max Floor Cap: Leases:  
 Annual Income: Traffic Cnt:  
 Annual Expenses:

Retail SF+/-:  
 Manufacturing SF+/-:  
 Office SF+/-:  
 Warehouse SF+/-: **21,000**  
 Sqft Fin Abv Grd+/-: **21000**  
 Lot Size+/-: **1.87 acres**  
 Source of Lot Size: **Public Record**  
 Road Frontage+/-:  
 Zoning: **IND**

Water Information

Waterfront: **No**  
 Wtr Frontage Amt+/-:  
 Waterfront Owned+/-:  
 Waterfront Shared+/-:  
 Water Body:

Tax/Deed/Community Information

Book/Page/Deed: **2279/101/**  
 Map/Block/Lot: **61/C/11**  
 Full Tax Amt/Yr: **\$14,362/2014**  
 School District:  
 Confidentiality Statemnt: **No**

Usage

Primary Use: **Freestanding Building, Warehouse/Distribution**  
 Second Use: **Manufacturing**

Property Features

Site: <b>Level</b>	Construction: <b>Steel Frame</b>
Driveway: <b>Paved</b>	Basement Info: <b>No Basement</b>
Parking:	Foundation Mtrls:
Location: <b>Industrial Park</b>	Exterior: <b>Metal Clad</b>
Restrictions:	Roof: <b>Metal</b>
Rec. Water:	Heat System: <b>Forced, Hot Air</b>
Roads: <b>Paved, Public</b>	Heat Fuel: <b>Oil</b>
Transportation:	Water Heater: <b>Electric</b>
Electric: <b>Circuit Breakers</b>	Cooling: <b>Central Air</b>
Gas: <b>Bottled</b>	Floors: <b>Carpet, Concrete, Vinyl</b>
Waste Wtr Disp: <b>Public</b>	Veh. Storage: <b>No Vehicle Storage</b>
Water: <b>Public</b>	Amenities:
Equipment:	Access. Amenities:
Basement Entry:	View:

Remarks

Remarks: **Mordern warehouse building with open floor plan. Many amenities including full HVAC system in the building, one truck dock and one drive-thru overhead door. Building has been well maintained.**

Listing/Agent/Office Information

Pending Date:	List Date: <b>07/16/14</b>	Buyer Agency Fee: <b>3%</b>
Withdrawn Date:	Termination Date:	Sub Agency Fee:
List Office: <b>Coldwell Banker Commercial SoundVest Properties</b>		Trans Broker Fee: <b>3%</b>



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**Commercial Client Synopsis**

**146 Gardiner Road, Wiscasset, Maine 04578**

MLS#: **1232078** Nbrhd/Assoc:  
 Status: **Active** County: **Lincoln**  
 Directions: **Take Route 27 N at Wiscasset Town Office, travel .07 miles to property on left.**

Assoc. Fee:

List Price: **\$749,000**  
 Original Price: **\$895,000**



General Information

Class: **General Commercial**  
 Surveyed: **Yes** Seasonal: **No**  
 Style: **Other Style**  
 #Units: **2** Year Built: **1973**  
 #Floors: **2** Ceil Ht+/-:  
 Max Floor Cap: Leases:  
 Annual Income: Traffic Cnt: **6,000**  
 Annual Expenses:

Retail SF+/-:  
 Manufacturing SF+/-:  
 Office SF+/-: **55,134**  
 Warehouse SF+/-:  
 Sqft Fin Abv Grd+/-: **55134**  
 Lot Size+/-: **5 acres**  
 Source of Lot Size: **Seller**  
 Road Frontage+/-:  
 Zoning: **Rural/Bus**

Water Information

Waterfront: **No**  
 Wtr Frontage Amt+/-:  
 Waterfront Owned+/-:  
 Waterfront Shared+/-:  
 Water Body:

Tax/Deed/Community Information

Book/Page/Deed: **4793/266/Partial**  
 Map/Block/Lot: **R6/08**  
 Full Tax Amt/Yr:  
 School District: **Wiscasset**  
 Confidentiality Statemnt: **No**

Usage

Primary Use: **Special Purpose**  
 Sale Includes: **Equipment**

Property Features

Site: **Level, Open**  
 Driveway: **Paved**  
 Parking: **21+ Spaces**  
 Location: **Abuts Conservation, Near Town, Rural**  
 Restrictions: **No Restrictions**  
 Rec. Water:  
 Roads: **Public**  
 Transportation: **Major Road Access, Near Airport**  
 Electric: **Circuit Breakers, Generator Hookup**  
 Gas: **Bottled**  
 Waste Wtr Disp: **Public**  
 Water: **Public**  
 Equipment: **Internet Access Available**  
 Basement Entry: **Walk Out**

Construction: **Masonry, Wood Frame**  
 Basement Info: **Walk-Out**  
 Foundation Mtrls: **Poured Concrete**  
 Exterior: **Brick, Vinyl Siding, Wood Siding**  
 Roof: **Shingle**  
 Heat System: **Hot Water, Multi-Zones**  
 Heat Fuel: **Oil**  
 Water Heater: **Off Heating System**  
 Cooling: **A/C Units**  
 Floors: **Carpet, Tile**  
 Veh. Storage: **No Vehicle Storage**  
 Amenities: **Fire System, Sprinkler**  
 Access. Amenities: **36 Inch+ Doors, Elevator/Chair Lift**  
 View: **Fields, Woods**

Remarks

Remarks: **INVESTORS TAKE NOTICE! Sellers are motivated to sell and want offers! Formerly used as a Primary School, this property offers a unique opportunity for many businesses. With 55,000+ square feet consisting of 50+ rooms, 20 bathrooms, gymnasium/cafeteria and kitchen. Two large parking lots with plenty of space to expand if necessary. Would be ideal for a medical building, retirement home, professional office space and more.**

Listing/Agent/Office Information

Pending Date: List Date: **08/05/15** Buyer Agency Fee: **4%**  
 Withdrawn Date: Termination Date: Sub Agency Fee:  
 List Office: **Tim Dunham Realty** Trans Broker Fee: **4%**



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**Commercial Client Synopsis**

**47 High Street, Sanford, Maine 04073-2712**

MLS#: **1221133** Nbrhd/Assoc: Assoc. Fee:  
 Status: **Active** County: **York**  
 Directions: **Route 16 to Route 202E to Spruce to High Street - Paris Pizza is in front of Building.**

List Price: **\$550,000**  
 Original Price: **\$550,000**



General Information

Class: **Unknown** Seasonal: **No**  
 Surveyed:  
 Style:  
 #Units: **1** Year Built: **1910**  
 #Floors: **1** Ceil Ht+/-:  
 Max Floor Cap: Leases:  
 Annual Income: Traffic Cnt:  
 Annual Expenses:

Retail SF+/-:  
 Manufacturing SF+/-:  
 Office SF+/-:  
 Warehouse SF+/-:  
 Sqft Fin Abv Grd+/-: **16585**  
 Lot Size+/-: **2.53 acres**  
 Source of Lot Size: **Public Record**  
 Road Frontage+/-: **240**  
 Zoning: **Commercial**

Water Information

Waterfront: **No**  
 Wtr Frontage Amt+/-:  
 Waterfront Owned+/-:  
 Waterfront Shared+/-:  
 Water Body:

Tax/Deed/Community Information

Book/Page/Deed: **12360/178/All**  
 Map/Block/Lot: **//**  
 Full Tax Amt/Yr:  
 School District:  
 Confidentiality Statemnt: **No**

Usage

Primary Use: **Restaurant, Special Purpose, Tavern/Bar/Nightclub, Vacant**  
 Second Use: **Freestanding Building**  
 Sale Includes: **Equipment**

Property Features

Site: **Level, Sidewalks**  
 Driveway: **Paved**  
 Parking: **21+ Spaces, On Site, Other Parking, Paved**  
 Location: **Business District, Intown**  
 Restrictions:  
 Rec. Water:  
 Roads: **Paved, Public**  
 Transportation:  
 Electric: **Circuit Breakers**  
 Gas: **Bottled**  
 Waste Wtr Disp: **Public**  
 Water: **Public**  
 Equipment: **Other Equipment**  
 Basement Entry:

Construction: **Steel Frame, Wood Frame**  
 Basement Info: **Slab**  
 Foundation Mtrls: **Concrete Slab**  
 Exterior: **Brick, Metal Clad, Stucco, Vinyl Siding**  
 Roof: **Flat, Metal**  
 Heat System: **Hot Air**  
 Heat Fuel: **Propane**  
 Water Heater: **Gas**  
 Cooling: **Central Air**  
 Floors: **Carpet, Vinyl, Wood**  
 Veh. Storage: **No Vehicle Storage**  
 Amenities:  
 Access. Amenities: **Level Entry, Other Accessibilities**  
 View:

Remarks: **Property is ready for you to take over and restore to former glory. This is a function and banquet facility with all of the pertinent furniture, fixtures and equipment needed to run the facility. A fully equipped commercial kitchen, all the way down to plates. Lobby, reception area, bars, coat check, separate potential restaurant. Large ADA restrooms. The function room can be divided by a flexible curtain separation. Perfect for concerts, weddings, family events, reunions and public events. Tables & Chairs too**

Listing/Agent/Office Information

Pending Date:  
 Withdrawn Date:  
 List Office: **Keller Williams Coastal Realty**

List Date: **06/04/15**  
 Termination Date:

Buyer Agency Fee: **2.5%**  
 Sub Agency Fee: **0%**  
 Trans Broker Fee: **2%**



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**Commercial Client Synopsis**

**341 Park Street, Rockland, Maine 04841**

MLS#: **979806** Nbrhd/Assoc: County: **Knox**  
 Status: **Sold**

Assoc. Fee:

List Price: **\$1,595,000**  
 Original Price: **\$1,680,000**



General Information

Class: **Industrial**  
 Surveyed: **Yes** Seasonal: **No**  
 Style: **Other Style**  
 #Units: **1** Year Built: **1985**  
 #Floors: **1** Ceil Ht+/-: **16**  
 Max Floor Cap: **Yes**  
 Annual Income: **Yes**  
 Annual Expenses: **Traffic Cnt:**

Retail SF+/-:  
 Manufacturing SF+/-:  
 Office SF+/-:  
 Warehouse SF+/-: **57,000**  
 Sqft Fin Abv Grd+/-: **57000**  
 Lot Size+/-: **6 acres**  
 Source of Lot Size: **Public Record**  
 Road Frontage+/-:  
 Zoning: **Ind**

Water Information

Waterfront: **No**  
 Wtr Frontage Amt+/-:  
 Waterfront Owned+/-:  
 Waterfront Shared+/-:  
 Water Body:

Tax/Deed/Community Information

Book/Page/Deed: **3952/27/Partial**  
 Map/Block/Lot: **65/A/9 & 13**  
 Full Tax Amt/Yr: **\$17,715/09-10**  
 School District:  
 Confidentiality Statemnt: **No**

Usage

Primary Use: **Freestanding Building, Warehouse/Distribution**

Property Features

Site: **Level**  
 Driveway: **Gravel**  
 Parking: **21+ Spaces**  
 Location: **Business District**  
 Restrictions:  
 Rec. Water:  
 Roads: **Paved**  
 Transportation:  
 Electric: **Three Phase**  
 Gas: **Bottled**  
 Waste Wtr Disp: **Public**  
 Water: **Public**  
 Equipment:  
 Basement Entry:

Construction: **Steel Frame**  
 Basement Info: **No Basement**  
 Foundation Mtrls: **Concrete Slab, Poured Concrete**  
 Exterior: **Metal Clad**  
 Roof: **Metal**  
 Heat System: **Blowers, Forced, Hot Air**  
 Heat Fuel: **Electric, Gas-Bottled**  
 Water Heater: **Other Water Heater**  
 Cooling: **No Cooling**  
 Floors: **Concrete**  
 Veh. Storage: **No Vehicle Storage**  
 Amenities:  
 Access. Amenities:  
 View:

Remarks: **Fully leased warehouse property (with two national tenants) with excellent income. Includes 12 loading docks and 3 very high drive-thru OHD. Projected CAP Rate is 10.05%.**

Listing/Agent/Office Information

Pending Date: **12/10/11** List Date: **06/11/10** Buyer Agency Fee: **2.25%**  
 Withdrawn Date:  
 Termination Date:  
 List Office: **Coldwell Banker Commercial SoundVest Properties** Sub Agency Fee:  
 Trans Broker Fee: **2.25%**

Sold Information

Sold Date: **03/22/12** Sold Price: **\$1,325,000** Sllr Pd Pnts/Close Costs:  
 Sold Terms/Other: **Conventional / Not Applicable** Did Acre Change at Sale:  
 Seller Contributions: Lot Size Acres at Sale:



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**Commercial Client Synopsis**

**488 Gardiner Road, Wiscasset, Maine 04578**

MLS#: **958282** Nbrhd/Assoc: Assoc. Fee: List Price: **\$1,625,000**  
 Status: **Sold** County: **Lincoln** Original Price: **\$1,990,000**  
 Directions: **Take US Route 1 to Wiscasset, turn onto Gardiner Rd/ME-27 N, and continue for approximately 2.2 miles, property is on your left.**



General Information

Class: **General Commercial**  
 Surveyed: **Yes** Seasonal: **No**  
 Style: **Multi-Level, Other Style**  
 #Units: **1994**  
 #Floors:  
 Max Floor Cap:  
 Annual Income:  
 Annual Expenses:

Retail SF+/-:  
 Manufacturing SF+/-:  
 Office SF+/-:  
 Warehouse SF+/-:  
 Sqft Fin Abv Grd+/-: **43546**  
 Lot Size+/-: **7.8 acres**  
 Source of Lot Size: **Public Record**  
 Road Frontage+/-: **550**  
 Zoning: **Rural Dist 1**

Water Information

Waterfront: **No**  
 Wtr Frontage Amt+/-:  
 Waterfront Owned+/-:  
 Waterfront Shared+/-:  
 Water Body:

Tax/Deed/Community Information

Book/Page/Deed: **1747/0229/Partial**  
 Map/Block/Lot: **R-03//33-001**  
 Full Tax Amt/Yr: **\$27,329/10-11**  
 School District:  
 Confidentiality Statemnt: **No**

Usage

Primary Use: **Freestanding Building, Multi Unit, Office Building, Service/Gas Station, Special Purpose, Warehouse/Distribution**

Property Features

Site: <b>Open</b>	Construction: <b>Other Construction, Steel Frame, Wood Frame</b>
Driveway: <b>Paved</b>	Basement Info: <b>Slab</b>
Parking: <b>21+ Spaces</b>	Foundation Mtrls: <b>Concrete Slab</b>
Location: <b>Rural</b>	Exterior: <b>Metal Clad</b>
Restrictions: <b>Other Restrictions</b>	Roof: <b>Metal, Shingle</b>
Rec. Water:	Heat System: <b>Baseboard, Direct Vent Heater, Hot Water, Radiant</b>
Roads: <b>Public</b>	Heat Fuel: <b>Gas-Bottled, Oil, Propane</b>
Transportation: <b>Major Road Access</b>	Water Heater: <b>Off Heating System</b>
Electric: <b>Circuit Breakers, On Site</b>	Cooling: <b>No Cooling</b>
Gas: <b>Bottled</b>	Floors: <b>Carpet, Concrete</b>
Waste Wtr Disp: <b>Private, Septic Design Available, Septic Existing On Site</b>	Veh. Storage: <b>Auto Door Opener, Off Street Parking, Other Vehicle Storage</b>
Water: <b>Private, Well Existing On Site</b>	Amenities:
Equipment:	Access. Amenities:
Basement Entry:	View:

Remarks

Remarks: **Commercial Income Producing Property + Storage Business, totaling 43,546 SF of building capacity, 7.8 Acres, > 550' RF on ME-27N zoned as Rural Dist. 1.**

Listing/Agent/Office Information

Pending Date: <b>06/13/12</b>	List Date: <b>12/14/09</b>	Buyer Agency Fee: <b>2.5%</b>
Withdrawn Date:	Termination Date:	Sub Agency Fee:
List Office: <b>RE/MAX Riverside</b>		Trans Broker Fee: <b>2.5%</b>

Sold Information

Sold Date: <b>08/10/12</b>	Sold Price: <b>\$1,300,000</b>	Sllr Pd Pnts/Close Costs:
Sold Terms/Other: <b>Cash / Not Applicable</b>		Did Acre Change at Sale:
Seller Contributions:		Lot Size Acres at Sale:



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**Commercial Client Synopsis**

**155 West River Road, Waterville, Maine 04901**

MLS#: **1118277** Nbrhd/Assoc: Assoc. Fee:  
 Status: **Sold** County: **Kennebec**  
 Directions: **From KMD in Waterville, turn right onto West River Rd., 1/2 on right**

List Price: **\$1,200,000**  
 Original Price: **\$1,200,000**



General Information

Class: **Retail**  
 Surveyed: **Yes** Seasonal: **No**  
 Style: **Other Style**  
 #Units: Year Built: **1987**  
 #Floors: Ceil Ht+/-:  
 Max Floor Cap: Leases:  
 Annual Income: Traffic Cnt:  
 Annual Expenses:

Retail SF+/-:  
 Manufacturing SF+/-:  
 Office SF+/-:  
 Warehouse SF+/-:  
 Sqft Fin Abv Grd+/-: **22940**  
 Lot Size+/-: **4.5 acres**  
 Source of Lot Size: **Seller**  
 Road Frontage+/-:  
 Zoning: **CZD**

Water Information

Waterfront: **No**  
 Wtr Frontage Amt+/-:  
 Waterfront Owned+/-:  
 Waterfront Shared+/-:  
 Water Body:

Tax/Deed/Community Information

Book/Page/Deed: **5904/31/**  
 Map/Block/Lot: **26//10**  
 Full Tax Amt/Yr:  
 School District:  
 Confidentiality Statemnt: **No**

Usage

Primary Use: **Mixed Use, Restaurant**

Property Features

Site: <b>Level</b>	Construction: <b>Masonry, Steel Frame</b>
Driveway: <b>Paved</b>	Basement Info: <b>No Basement</b>
Parking: <b>21+ Spaces</b>	Foundation Mtrls: <b>Concrete Slab</b>
Location: <b>Business District, Near Country Club, Near Golf Course, Near Shopping, Office Park, Shopping Mall</b>	Exterior: <b>Block, Concrete</b>
Restrictions:	Roof: <b>Flat</b>
Rec. Water:	Heat System: <b>Forced, Hot Air</b>
Roads: <b>Paved</b>	Heat Fuel: <b>Gas-Bottled</b>
Transportation:	Water Heater: <b>Off Heating System</b>
Electric: <b>Circuit Breakers</b>	Cooling: <b>Central Air</b>
Gas: <b>Bottled</b>	Floors: <b>Carpet, Wood</b>
Waste Wtr Disp: <b>Public</b>	Veh. Storage: <b>No Vehicle Storage</b>
Water: <b>Private</b>	Amenities:
Equipment:	Access. Amenities:
Basement Entry:	View:

Remarks

Remarks: **Well established bowling alley, Room for restaurant, or lease space, good numbers**

Listing/Agent/Office Information

Pending Date: <b>09/08/14</b>	List Date: <b>12/09/13</b>	Buyer Agency Fee: <b>2.25%</b>
Withdrawn Date:	Termination Date:	Sub Agency Fee:
List Office: <b>Brookwood Realty</b>		Trans Broker Fee:

Sold Information

Sold Date: <b>03/16/15</b>	Sold Price: <b>\$935,000</b>	Sllr Pd Pnts/Close Costs: <b>No</b>
Sold Terms/Other: <b>Conventional / Not Applicable</b>		Did Acre Change at Sale: <b>No</b>
Seller Contributions:		Lot Size Acres at Sale:



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**Commercial Client Synopsis**

**140 Capitol Street, Augusta, Maine 04330**

MLS#: **1019999** Nbrhd/Assoc: County: **Kennebec**  
 Status: **Sold**

Assoc. Fee:

List Price: **\$995,000**  
 Original Price: **\$1,270,000**



General Information

Class: **General Commercial**  
 Surveyed: **No** Seasonal: **No**  
 Style: **Other Style**  
 #Units: Year Built: **1957**  
 #Floors: Ceil Ht+/-:  
 Max Floor Cap: Leases:  
 Annual Income: Traffic Cnt:  
 Annual Expenses:

Retail SF+/-:  
 Manufacturing SF+/-:  
 Office SF+/-:  
 Warehouse SF+/-:  
 Sqft Fin Abv Grd+/-: **29069**  
 Lot Size+/-: **3.34 acres**  
 Source of Lot Size: **Public Record**  
 Road Frontage+/-:  
 Zoning: **BP**

Water Information

Waterfront: **No**  
 Wtr Frontage Amt+/-:  
 Waterfront Owned+/-:  
 Waterfront Shared+/-:  
 Water Body:

Tax/Deed/Community Information

Book/Page/Deed: **0/0/**  
 Map/Block/Lot: **26//151**  
 Full Tax Amt/Yr: **\$20,175/2011**  
 School District:  
 Confidentiality Statemnt: **No**

Usage

Primary Use: **Freestanding Building**

Property Features

Site: **Level, Sidewalks, Well Landscaped**  
 Driveway: **Paved**  
 Parking:  
 Location: **Business District, Intown, Near Shopping**  
 Restrictions:  
 Rec. Water:  
 Roads: **Paved, Public**  
 Transportation:  
 Electric: **Three Phase**  
 Gas: **No Gas**  
 Waste Wtr Disp: **Public**  
 Water: **Public**  
 Equipment:  
 Basement Entry:

Construction:  
 Basement Info:  
 Foundation Mtrls:  
 Exterior:  
 Roof: **Masonry Slab**  
 Heat System: **Block, Concrete Tar & Gravel**  
 Heat Fuel: **Hot Water, Multi-Zones Oil**  
 Water Heater: **Off Heating System**  
 Cooling: **A/C Units**  
 Floors: **Concrete**  
 Veh. Storage: **Off Street Parking**  
 Amenities:  
 Access. Amenities:  
 View:

Remarks: **Former Verizon/Fairpoint work center adjacent to the State Capitol complex, a rare development opportunity of a mix of office and warehouse with six drive-in overhead doors. Also available for lease.**

Listing/Agent/Office Information

Pending Date: **02/12/14**  
 Withdrawn Date:  
 List Office: **CB Richard Ellis/The Boulos Company**

List Date: **06/24/11** Buyer Agency Fee: **3%**  
 Termination Date:  
 Sub Agency Fee:  
 Trans Broker Fee:

Sold Information

Sold Date: **05/02/14**  
 Sold Terms/Other: **Conventional / Not Applicable**  
 Seller Contributions:

Sold Price: **\$775,000**  
 Sllr Pd Pnts/Close Costs:  
 Did Acre Change at Sale:  
 Lot Size Acres at Sale:



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**Commercial Client Synopsis**

**1707 Main Street, Readfield, Maine 04349**

MLS#: **1103113** Nbrhd/Assoc: County: **Kennebec**  
 Status: **Sold**  
 Directions: **Out Route 17, just past Kents Hill School on the Right hand side.**

Assoc. Fee:

List Price: **\$659,000**  
 Original Price: **\$659,000**



General Information

Class: **General Commercial**  
 Surveyed: **No** Seasonal: **No**  
 Style: **Other Style**  
 #Units: Year Built: **1993**  
 #Floors: Ceil Ht+/-:  
 Max Floor Cap: Leases:  
 Annual Income: Traffic Cnt:  
 Annual Expenses:

Retail SF+/-: **8,400**  
 Manufacturing SF+/-:  
 Office SF+/-:  
 Warehouse SF+/-: **8,712**  
 Sqft Fin Abv Grd+/-: **21576**  
 Lot Size+/-: **7.69 acres**  
 Source of Lot Size: **Public Record**  
 Road Frontage+/-:  
 Zoning: **Commercial**

Water Information

Waterfront: **No**  
 Wtr Frontage Amt+/-:  
 Waterfront Owned+/-:  
 Waterfront Shared+/-:  
 Water Body:

Tax/Deed/Community Information

Book/Page/Deed: **4076/290/**  
 Map/Block/Lot: **105//006**  
 Full Tax Amt/Yr: **\$14,507/12-13**  
 School District:  
 Confidentiality Statemnt: **No**

Usage

Primary Use: **Flex, Manufacturing, Mixed Use, Office Building, Retail General, Special Purpose, Warehouse/Distribution**  
 Sale Includes: **Equipment, Other Sale Inclusions**

Property Features

Site: **Level, Open, Wooded**  
 Driveway: **Gravel, Paved**  
 Parking: **21+ Spaces, On Site, Paved**  
 Location: **Business District**  
 Restrictions:  
 Rec. Water:  
 Roads: **Paved, Public**  
 Transportation:  
 Electric: **Circuit Breakers**  
 Gas: **No Gas**  
 Waste Wtr Disp: **Private, Septic Existing On Site**  
 Water: **Private, Well Existing On Site**  
 Equipment:  
 Basement Entry:

Construction: **Wood Frame**  
 Basement Info: **Slab**  
 Foundation Mtrls: **Concrete Slab**  
 Exterior: **Metal Clad, Wood Siding**  
 Roof: **Metal, Shingle**  
 Heat System: **Forced, Hot Air**  
 Heat Fuel: **Oil**  
 Water Heater: **Electric**  
 Cooling: **No Cooling**  
 Floors: **Concrete, Laminate, Tile, Vinyl**  
 Veh. Storage: **4+ Cars**  
 Amenities:  
 Access. Amenities:  
 View: **Fields, Woods**

Remarks

Remarks: **Great opportunity to own this multi-building facility at the former Kents Hill Lumber site with retail and storage areas. Sale includes Self Storage Facility and Auto Garage for rental income. Owner financing would be considered with downpayment.**

Listing/Agent/Office Information

Pending Date: **02/03/14** List Date: **07/15/13** Buyer Agency Fee: **4%**  
 Withdrawn Date:  
 List Office: **Century 21 Venture Ltd.** Termination Date:  
 Sub Agency Fee:  
 Trans Broker Fee: **4%**

Sold Information

Sold Date: **04/10/14** Sold Price: **\$610,000** Sllr Pd Pnts/Close Costs:  
 Sold Terms/Other: **Private / Not Applicable** Did Acre Change at Sale:  
 Seller Contributions: Lot Size Acres at Sale:



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# Market Analysis

## Commercial Market Activity Statewide - Waterfront Focus

### Status: Active (35)

	Beds	Baths	SqFt	Finished Total	List Price	Sold Price	Price/SqFt	SP/LP	DOM
Min	-	-	-	-	\$99,000	-	\$22.56	-	11
Max	-	-	13,100	-	\$12,000,000	-	\$678.57	-	2,315
Avg	-	-	2,851	-	\$1,192,011	-	\$282.84	-	310
Median	-	-	2,035	-	\$749,900	-	\$245.03	-	130

Average List Price

### Status: Pending (2)

	Beds	Baths	SqFt	Finished Total	List Price	Sold Price	Price/SqFt	SP/LP	DOM
Min	-	-	12,406	-	\$799,000	-	\$149.12	-	188
Max	-	-	12,406	-	\$1,850,000	-	\$149.12	-	365
Avg	-	-	12,406	-	\$1,324,500	-	\$149.12	-	277
Median	-	-	12,406	-	\$1,324,500	-	\$149.12	-	276

### Status: Sold (22)

	Beds	Baths	SqFt	Finished Total	List Price	Sold Price	Price/SqFt	SP/LP	DOM
Min	-	-	-	-	\$85,000	\$40,000	\$48.33	47.06%	0
Max	-	-	11,597	-	\$2,880,000	\$2,400,000	\$231.92	99.06%	1,704
Avg	-	-	4,642	-	\$961,223	\$734,032	\$127.34	77.65%	530
Median	-	-	3,741	-	\$762,500	\$620,000	\$127.27	80.57%	332

### Status: All (59)

	Beds	Baths	SqFt	Finished Total	List Price	Sold Price	Price/SqFt	SP/LP	DOM
Min	-	-	-	-	\$85,000	\$40,000	\$22.56	47.06%	0
Max	-	-	13,100	-	\$12,000,000	\$2,400,000	\$678.57	99.06%	2,315
Avg	-	-	3,573	-	\$1,110,446	\$734,032	\$230.07	77.65%	391
Median	-	-	2,738	-	\$775,000	\$620,000	\$174.97	80.57%	180

#### Criteria:

Search Criteria

Property Type is 'Commercial'  
 Status is 'Active'  
 Status is 'Pending'  
 Status Contractual Search Date is 09/27/2015 to 03/31/2015  
 Status is 'Sold'  
 Status Contractual Search Date is 09/01/2011 to 09/27/2015  
 Recreational Water is 'Waterfront Deep'

Average Days on Market

Average List Price of Sold Properties

Average Sold Price

#### Note:

1. Search to review land/location for waterfront.
2. Structure secondary in review.

Market Analysis

Commercial Market Activity Review - Waterfront Locations

**Status: Active (4)**

	Beds	Baths	SqFt	Finished Total	List Price	Sold Price	Price/SqFt	SP/LP	DOM
Min	-	-	-	-	\$495,000	-	\$331.31	-	39
Max	-	-	-	1,645	\$994,000	-	\$495.00	-	921
<b>Avg</b>	-	-	-	661	<b>\$707,250</b>	-	\$413.16	-	<b>284</b>
Median	-	-	-	500	\$670,000	-	\$413.16	-	87

Average List Price

**Status: Pending (2)**

	Beds	Baths	SqFt	Finished Total	List Price	Sold Price	Price/SqFt	SP/LP	DOM
Min	-	-	-	12,406	\$799,000	-	\$149.12	-	188
Max	-	-	-	12,406	\$1,850,000	-	\$149.12	-	365
<b>Avg</b>	-	-	-	12,406	\$1,324,500	-	\$149.12	-	277
Median	-	-	-	12,406	\$1,324,500	-	\$149.12	-	276

**Status: Sold (7)**

	Beds	Baths	SqFt	Finished Total	List Price	Sold Price	Price/SqFt	SP/LP	DOM
Min	-	-	-	2,738	\$399,000	\$262,500	\$75.45	50.10%	169
Max	-	-	-	11,597	\$2,880,000	\$2,250,000	\$231.92	93.33%	1,704
<b>Avg</b>	-	-	-	6,415	<b>\$1,289,143</b>	<b>\$938,929</b>	\$160.93	76.53%	<b>641</b>
Median	-	-	-	5,663	\$825,000	\$700,000	\$168.17	78.13%	591

**Status: All (13)**

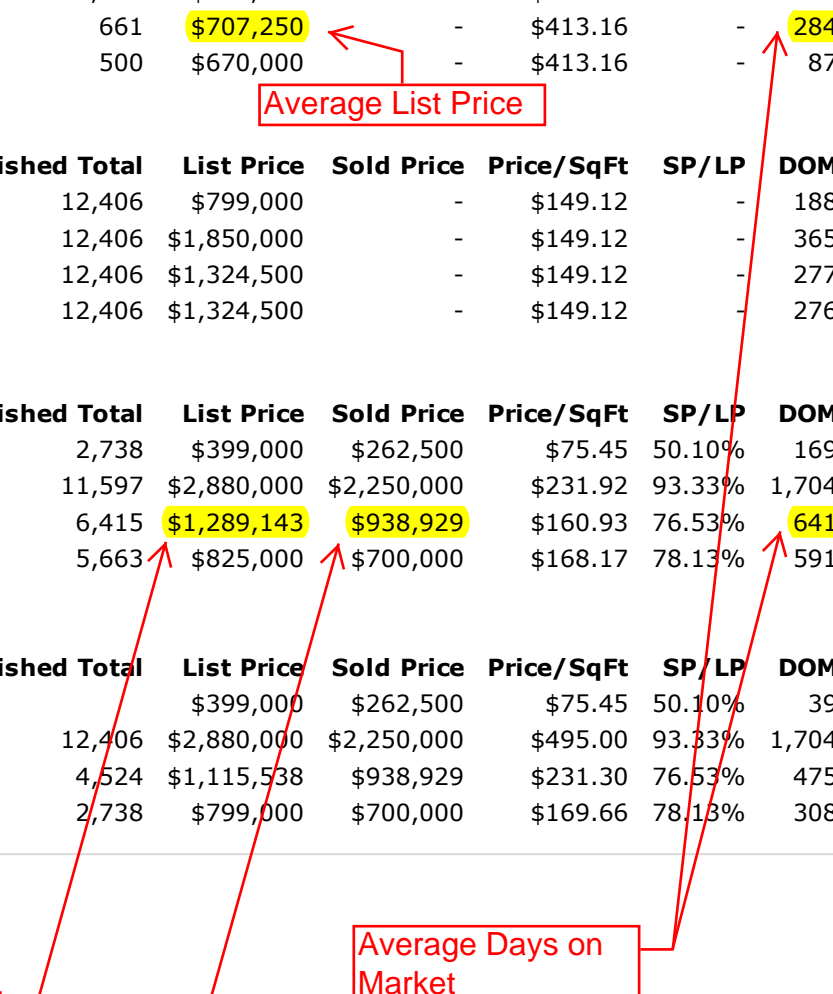
	Beds	Baths	SqFt	Finished Total	List Price	Sold Price	Price/SqFt	SP/LP	DOM
Min	-	-	-	-	\$399,000	\$262,500	\$75.45	50.10%	39
Max	-	-	-	12,406	\$2,880,000	\$2,250,000	\$495.00	93.33%	1,704
<b>Avg</b>	-	-	-	4,524	\$1,115,538	\$938,929	\$231.30	76.53%	475
Median	-	-	-	2,738	\$799,000	\$700,000	\$169.66	78.13%	308

Criteria:  
13 Listings have been selected.

Average List Price of Sold Properties

Average Sold Price

Average Days on Market



**Commercial Client Synopsis**

**2104 & 2107 State Rt. 129 South Bristol, Maine 04568**

MLS#: **1227281**

Nbrhd/Assoc:

Assoc. Fee:

List Price: **\$994,000**  
Original Price: **\$994,000**

Status: **Active**

County: **Lincoln**

Directions: **From Damariscotta, Follow State Rt 129 into So. Bristol. Osier's Wharf is on the left, and the other building is on the right in the center of town, before the bridge!**



General Information

Class: **General Commercial**  
 Surveyed: **No** Seasonal: **No**  
 Style: **Other Style**  
 #Units:  
 #Floors:  
 Max Floor Cap:  
 Annual Income:  
 Annual Expenses:

Retail SF+/-: **400**  
 Manufacturing SF+/-: **2,232**  
 Office SF+/-: **250**  
 Warehouse SF+/-:  
 GLAAG:  
 Lot Size+/-: **0.19 acres**  
 Source of Lot Size: **Public Record, Seller**  
 Road Frontage+/-: **100**  
 Zoning:

Water Information

Waterfront: **Yes**  
 Wtr Frontage Amt+/-: **100**  
 Waterfront Owned+/-: **100**  
 Waterfront Shared+/-: **0**  
 Water Body: **John's Bay**  
 Water Body Type: **Cove, Harbor, Ocean**

Tax/Deed/Community Information

Book/Page/Deed: **2275/153/**  
 Map/Block/Lot: **17//63&10**  
 Full Tax Amt/Yr: **\$1,880/2015**  
 School District:  
 Confidentiality Statemnt: **No**

Usage

Primary Use: **Other, Restaurant, Retail General, Service/Gas Station, Special Purpose, Warehouse/Distribution**  
 Second Use: **Other, Restaurant, Retail General, Service/Gas Station**

Property Features

Site: **Level, Open**  
 Driveway:  
 Parking: **5-10 Spaces**  
 Location: **Business District, Historic District, Intown**  
 Restrictions:  
 Rec. Water: **Deeded, Dock, Oceanfront, Water View, Waterfront Deep, Waterfront Tidal**  
 Roads: **Public**  
 Transportation: **Deep Water Access, Major Road Access**  
 Electric: **Circuit Breakers, Generator Hookup**  
 Gas:  
 Waste Wtr Disp: **Private**  
 Water: **Private, Well Existing On Site**  
 Equipment:  
 Basement Entry:

Construction: **New Construction, Wood Frame**  
 Basement Info: **Slab**  
 Foundation Mtrls: **Pier/Column/Posts, Poured Concrete**  
 Exterior: **Clapboard, Wood Siding**  
 Roof: **Shingle**  
 Heat System: **Blowers, Direct Vent Heater, Hot Air, Space Heater**  
 Heat Fuel: **Oil, Propane**  
 Water Heater: **Electric**  
 Cooling: **No Cooling**  
 Floors: **Concrete, Other Flooring, Wood**  
 Veh. Storage:  
 Amenities: **Deck**  
 Access. Amenities:  
 View: **Water**

Remarks

Remarks: **Unique opportunity. Don't miss it! New 2232 sq.ft. processing warehouse for lobsters or bait. Capable of a in floor lobster holding tank, and built in cooler. 1st floor retail store/restaurant, second floor storage, 3rd floor office with decks off all levels. 3 large coolers. 3 separate docks systems, 1000 gal diesel tank, 2000 gal. gas storage tank, lobster cookers and all retail kitchen equipment conveys. 3-Buildings make up this property. Drilled well.**

Listing/Agent/Office Information

Pending Date:  
 Withdrawn Date:  
 List Office: **Jaret & Cohn Real Estate**

List Date: **07/07/15**  
 Termination Date:

Buyer Agency Fee: **\$/1.6%**  
 Sub Agency Fee: **\$/0%**  
 Trans Broker Fee: **\$/1.6%**



**Commercial Client Synopsis**

**111 Grant Street, Hancock, Maine 04640-3808**

MLS#: **1225797** Nbrhd/Assoc: Assoc. Fee: List Price: **\$795,000**  
 Status: **Active** County: **Hancock** Original Price: **\$1,100,000**  
 Directions: **From Ellsworth...go through Hancock Village. Take Eastside Road about one mile past village. Go 2 miles. Take right on Grant Street. Go to sharp corner and continue straight on into driveway. Signs on left.**



General Information

Class:	<b>Land</b>	Retail SF+/-:	
Surveyed:	<b>Yes</b>	Manufacturing SF+/-:	
Style:		Office SF+/-:	
#Units:		Warehouse SF+/-:	
#Floors:		GLAAG:	
Max Floor Cap:		Lot Size+/-:	<b>3.5 acres</b>
Annual Income:		Source of Lot Size:	<b>Other, Seller</b>
Annual Expenses:		Road Frontage+/-:	<b>200</b>
		Zoning:	<b>shroedevlopment</b>

Water Information

Waterfront:	<b>Yes</b>
Wtr Frontage Amt+/-:	<b>600</b>
Waterfront Owned+/-:	<b>500</b>
Waterfront Shared+/-:	<b>0</b>
Water Body:	<b>Sullivan Harbor</b>
Water Body Type:	<b>Bay, Cove, Harbor, Ocean</b>

Tax/Deed/Community Information

Book/Page/Deed:	<b>1450/25/All</b>
Map/Block/Lot:	<b>112/25</b>
Full Tax Amt/Yr:	
School District:	
Confidentiality Statemnt:	<b>No</b>

Usage

Primary Use:	<b>Mixed Use, Other, Special Purpose</b>
Sale Includes:	<b>Equipment</b>

Property Features

Site:	<b>Open</b>	Construction:	
Driveway:	<b>Gravel</b>	Basement Info:	<b>Crawl Space</b>
Parking:	<b>11-20 Spaces, On Site</b>	Foundation Mtrls:	
Location:	<b>Rural</b>	Exterior:	
Restrictions:		Roof:	
Rec. Water:	<b>Boat Mooring, Deeded, Dock, Oceanfront, Water View, Waterfront Deep</b>	Heat System:	<b>Forced, Stove</b>
Roads:	<b>Paved, Public</b>	Heat Fuel:	
Transportation:	<b>Deep Water Access, Major Road Access</b>	Water Heater:	
Electric:		Cooling:	
Gas:		Floors:	
Waste Wtr Disp:	<b>Soil Test Available</b>	Veh. Storage:	<b>2 Car, Direct Entry to Living, Garage</b>
Water:	<b>Well Needed On Site</b>	Amenities:	<b>Shed</b>
Equipment:		Access. Amenities:	
Basement Entry:		View:	<b>Mountain, Scenic, Water</b>

Remarks

Remarks: **A 3.5 acre parcel with 500+/- feet of deep water shore front. This has been an active boat marina for many years. There is a large concrete boat ramp for launching and hauling yachts, fishing boats and other craft. A floating dock with a lobster shed at waters edge / 2 gas tanks, one for diesel the other from regular fuel (need to be moved from abutting lot). When in operation this was one of the only places for gas on Frenchman Bay. Spectacular views of the bay, Schoodic Mountain and Sullivan Harbor**

Listing/Agent/Office Information

Pending Date:	List Date:	<b>06/26/15</b>	Buyer Agency Fee:	<b>2%</b>
Withdrawn Date:	Termination Date:		Sub Agency Fee:	
List Office:	<b>Berkshire Hathaway HomeServices Northeast Real Estate</b>		Trans Broker Fee:	<b>2%</b>



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**Commercial Client Synopsis**

**202 Little Deer Isle Road, Deer Isle, Maine 04650**

MLS#: **1234388** Nbrhd/Assoc: Assoc. Fee: List Price: **\$545,000**  
 Status: **Active** County: **Hancock** Original Price: **\$545,000**  
 Directions: **Over Deer Isle Bridge on to Little Deer Isle Road, second right around pond. There is also a legal right of way over the public land to cross over on to this property if needed but the easiest way is the driveway around the pond.**



General Information

Class: **General Commercial**  
 Surveyed: **Yes** Seasonal: **No**  
 Style: **Multi-Level, Ranch**  
 #Units: **8** Year Built: **1972**  
 #Floors: **2** Ceil Ht+/-:  
 Max Floor Cap: Leases:  
 Annual Income: Traffic Cnt:  
 Annual Expenses:

Retail SF+/-:  
 Manufacturing SF+/-:  
 Office SF+/-:  
 Warehouse SF+/-:  
 Sqft Fin Abv Grd+/-: **1645**  
 Lot Size+/-: **12.3 acres**  
 Source of Lot Size: **Public Record**  
 Road Frontage+/-:  
 Zoning: **shoreland**

Water Information

Waterfront: **Yes**  
 Wtr Frontage Amt+/-: **514**  
 Waterfront Owned+/-: **514**  
 Waterfront Shared+/-: **0**  
 Water Body: **Eggemoggin Reach**  
 Water Body Type: **Cove, Ocean**

Tax/Deed/Community Information

Book/Page/Deed: **5593/250/All**  
 Map/Block/Lot: **35//25**  
 Full Tax Amt/Yr: **\$7,864/2014**  
 School District:  
 Confidentiality Statemnt: **No**

Usage

Primary Use: **Mixed Use**  
 Second Use: **Hotel/Motel**

Property Features

Site: **Level, Open, Well Landscaped, Wooded**  
 Driveway: **Gravel**  
 Parking: **5-10 Spaces**  
 Location: **Rural**  
 Restrictions: **No Restrictions**  
 Rec. Water: **Oceanfront, Water View, Waterfront Deep**  
 Roads: **Paved, Public**  
 Transportation: **Deep Water Access**  
 Electric: **Circuit Breakers, Underground**  
 Gas: **No Gas**  
 Waste Wtr Disp: **Private, Septic Existing On Site**  
 Water: **Private, Well Existing On Site**

Construction: **Wood Frame**  
 Basement Info: **Full, Walk-Out**  
 Foundation Mtrls: **Poured Concrete**  
 Exterior: **Aluminum Siding, Wood Siding**  
 Roof: **Composition, Fiberglass, Shingle**  
 Heat System: **Baseboard, Forced, Hot Water, Stove**  
 Heat Fuel: **Oil, Wood**  
 Water Heater: **Off Heating System**  
 Cooling: **No Cooling**  
 Floors: **Carpet, Laminate, Tile, Vinyl**  
 Veh. Storage: **3 Car, Detached**  
 Amenities: **1st Floor Bedroom, Deck, In-Law Apartment, Master Bedroom w/Bath, Out Building, Storage**  
 Access. Amenities:  
 View: **Water**

Equipment: **Internet Access Available**  
 Basement Entry: **Walk Out**

Remarks: **W/ public boat launch/park & daily patrons next door,boaters/visitors to Deer Isle will want to moor,stay & dine here! Travelers & Tourists & locals await the reopening of this once thriving waterfront resort, w/ 514' beachfront & "The best view of the bridge on the island!". Home has updated 2bd/ 3bth (Add 2-3 more bdrm's dwnstrs),sep. 3 car two lvl garage w/apt (half finished) upstrs with 3 bd/full bth & kitchenette & sep structure 6 rm motel (currently operational).Wndrful opp in artisan boaters community.**

Listing/Agent/Office Information

Pending Date: List Date: **08/19/15** Buyer Agency Fee: **2.4%**  
 Withdrawn Date: Termination Date: Sub Agency Fee: **0%**  
 List Office: **Acadia Realty Group** Trans Broker Fee: **2.4%**



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**Commercial Client Synopsis**

**180 Farnham Point Road, Boothbay, Maine 04537**

MLS#: **1084118** Nbrhd/Assoc: **Farnham Point Association** Assoc. Fee/Monthly **\$50**  
 Status: **Active** County: **Lincoln**  
 Directions: **Left onto Rte. 96, turn left onto Farnham Point Road, left to 180 Farnham Point Road.**

List Price: **\$495,000**  
 Original Price: **\$498,000**



General Information

Class: **General Commercial**  
 Surveyed: **No** Seasonal: **Unknown**  
 Style: **Cape**  
 #Units:  
 #Floors:  
 Max Floor Cap:  
 Annual Income:  
 Annual Expenses:

Retail SF+/-:  
 Manufacturing SF+/-:  
 Office SF+/-:  
 Warehouse SF+/-:  
 Sqft Fin Abv Grd+/-: **1000**  
 Lot Size+/-: **5.45 acres**  
 Source of Lot Size: **Public Record**  
 Road Frontage+/-:  
 Zoning: **Shoreland**

Water Information

Waterfront: **Yes**  
 Wtr Frontage Amt+/-: **1,700**  
 Waterfront Owned+/-: **1,700**  
 Waterfront Shared+/-: **0**  
 Water Body: **Damariscotta River**  
 Water Body Type: **River**

Tax/Deed/Community Information

Book/Page/Deed: **4540/117/**  
 Map/Block/Lot: **8//37A**  
 Full Tax Amt/Yr: **\$5,173/2013**  
 School District:  
 Confidentiality Statemnt: **No**

Usage

Primary Use: **Freestanding Building, Special Purpose**

Property Features

Site: <b>Rolling/Sloping</b>	Construction: <b>Wood Frame</b>
Driveway: <b>Gravel</b>	Basement Info: <b>No Basement</b>
Parking: <b>On Site</b>	Foundation Mtrls: <b>Pier/Column/Posts</b>
Location: <b>Neighborhood, Rural</b>	Exterior: <b>Clapboard, Shingle</b>
Restrictions:	Roof: <b>Shingle</b>
Rec. Water: <b>Deeded, Water View, Waterfront Deep, Waterfront Tidal Association, Paved</b>	Heat System: <b>Direct Vent Heater</b>
Roads:	Heat Fuel: <b>Gas-Bottled</b>
Transportation:	Water Heater: <b>Electric</b>
Electric: <b>Circuit Breakers</b>	Cooling: <b>No Cooling</b>
Gas: <b>Bottled</b>	Floors: <b>Wood</b>
Waste Wtr Disp: <b>Other</b>	Veh. Storage: <b>No Vehicle Storage</b>
Water: <b>Private</b>	Amenities:
Equipment:	Access. Amenities:
Basement Entry:	View: <b>Water</b>

Remarks

Remarks: **Boothbay Lobster Pound! 5.45 acres (+/-) and 1,700 sq. ft. of water frontage, extensive wharf and dockage located in a protected cove on the Damariscotta River.**

Listing/Agent/Office Information

Pending Date:	List Date: <b>03/20/13</b>	Buyer Agency Fee: <b>3%</b>
Withdrawn Date:	Termination Date:	Sub Agency Fee:
List Office: <b>Newcastle Square Realty</b>		Trans Broker Fee: <b>3%</b>



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**Commercial Client Synopsis**

**31 Badgers Island, W,Kittery, Maine 03904-1601**

MLS#: **1207282** Nbrhd/Assoc:  
 Status: **Pending** County: **York**  
 Directions: **Route One to Badgers Island, Property is on the left**

Assoc. Fee:

List Price: **\$1,850,000**  
 Original Price: **\$1,850,000**  
 Continue To Show: **No**



General Information

Class: **General Commercial**  
 Surveyed: **Yes** Seasonal: **No**  
 Style: **Multi-Level, Other Style**  
 #Units: **1** Year Built: **1930**  
 #Floors: **2** Ceil Ht+/-:  
 Max Floor Cap: Leases:  
 Annual Income: Traffic Cnt:  
 Annual Expenses:

Retail SF+/-:  
 Manufacturing SF+/-:  
 Office SF+/-: **5,063**  
 Warehouse SF+/-: **7,343**  
 Sqft Fin Abv Grd+/-: **12406**  
 Lot Size+/-: **0.8 acres**  
 Source of Lot Size: **Public Record**  
 Road Frontage+/-: **50**  
 Zoning: **Mixed Use**

Water Information

Waterfront: **Yes**  
 Wtr Frontage Amt+/-: **305**  
 Waterfront Owned+/-: **305**  
 Waterfront Shared+/-: **0**  
 Water Body: **Piscataqua River**  
 Water Body Type: **River**

Tax/Deed/Community Information

Book/Page/Deed: **7975/46/All**  
 Map/Block/Lot: **1/31**  
 Full Tax Amt/Yr: **\$23,578/2014**  
 School District:  
 Confidentiality Statemnt: **No**

Usage

Primary Use: **Mixed Use, Office Building, Restaurant, Special Purpose, Warehouse/Distribution**  
 Sale Includes: **Equipment**

Property Features

Site: **Other Site**  
 Driveway: **Paved**  
 Parking: **21+ Spaces, On Site, Paved**  
 Location: **Other Location**  
 Restrictions:  
 Rec. Water: **Boat Mooring, Boat Slip, Dock, Island, Water View, Waterfront Deep, Waterfront Tidal**  
 Roads: **Paved, Public**  
 Transportation: **Deep Water Access, Major Road Access, Near Airport**  
 Electric: **Circuit Breakers**  
 Gas: **Bottled, Underground**  
 Waste Wtr Disp: **Public**  
 Water: **Public**  
 Equipment: **Cable, Internet Access Available, Other Equipment**  
 Basement Entry: **Not Applicable**

Construction: **Wood Frame**  
 Basement Info: **No Basement**  
 Foundation Mtrls: **Concrete Slab**  
 Exterior: **Wood Siding**  
 Roof: **Shingle**  
 Heat System: **Hot Air, Multi-Zones**  
 Heat Fuel: **Propane**  
 Water Heater: **Oil**  
 Cooling: **Central Air**  
 Floors: **Carpet, Tile, Wood**  
 Veh. Storage:  
 Amenities: **Deck, Fire System, Security System, Storage**  
 Access. Amenities: **Level Entry**  
 View: **Scenic, Water**

Remarks: **Maine Lobster begins here! Currently developed 7343sf of commercial lobster & seafood production, receiving, shipping and restaurant. Also beautiful 5063sf of corporate office space with spectacular views. Located on the Piscataqua River overlooking downtown Portsmouth NH. Deep water dock.**

Listing/Agent/Office Information

Pending Date: **09/21/15** List Date: **03/17/15** Buyer Agency Fee: **\$/2%**  
 Withdrawn Date: Termination Date: Sub Agency Fee: **\$/0%**  
 List Office: **Century 21 Newson Associates** Trans Broker Fee: **\$/2%**



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**Commercial Client Synopsis**

**126 Old Bar Harbor Road, Bar Harbor, Maine 04609**

MLS#: <b>1141281</b>	Nbrhd/Assoc:	Assoc. Fee:	List Price: <b>\$799,000</b>
Status: <b>Pending</b>	County: <b>Hancock</b>		Original Price: <b>\$875,000</b>
Directions: <b>Rt 3 to Old Bar Harbor Road in Salsbury Cove, on the corner of Norway Drive, across from the Post Office and the cove.</b>			Continue To Show: <b>Yes</b>



General Information

Class: **General Commercial**  
 Surveyed: **No** Seasonal: **No**  
 Style: **Bungalow, Cottage**  
 #Units: Year Built: **1985**  
 #Floors: Ceil Ht+/-:  
 Max Floor Cap: Leases:  
 Annual Income: Traffic Cnt:  
 Annual Expenses:

Retail SF+/-:  
 Manufacturing SF+/-:  
 Office SF+/-:  
 Warehouse SF+/-:  
 Sqft Fin Abv Grd+/-: **960**  
 Lot Size+/-: **1.77 acres**  
 Source of Lot Size: **Deed**  
 Road Frontage+/-: **493**  
 Zoning: **SLR/SCV**

Water Information

Waterfront: **Yes**  
 Wtr Frontage Amt+/-: **102**  
 Waterfront Owned+/-: **102**  
 Waterfront Shared+/-: **0**  
 Water Body: **Salsbury Cove, Frenchman Bay, Cove, Ocean**  
 Water Body Type:

Tax/Deed/Community Information

Book/Page/Deed: **5609/300/All**  
 Map/Block/Lot: **208//072-13**  
 Full Tax Amt/Yr: **\$5,122/13-14**  
 School District:  
 Confidentiality Statemnt: **No**

Usage

Primary Use: **Hotel/Motel**

Property Features

Site: **Corner Lot, Open, Rolling/Sloping**  
 Driveway: **Gravel, Paved**  
 Parking: **11-20 Spaces**  
 Location: **Neighborhood**  
 Restrictions: **No Restrictions**  
 Rec. Water: **Deeded, Oceanfront, Waterfront Deep**  
 Roads: **Paved, Public**  
 Transportation: **Major Road Access, Near Airport**  
 Electric: **Circuit Breakers**  
 Gas: **No Gas**  
 Waste Wtr Disp: **Septic Existing On Site**  
 Water: **Private, Public**  
 Equipment:  
 Basement Entry:

Construction: **Wood Frame**  
 Basement Info: **No Basement**  
 Foundation Mtrls: **Pier/Column/Posts**  
 Exterior: **Clapboard, Other Exterior**  
 Roof: **Pitched, Shingle**  
 Heat System: **Baseboard**  
 Heat Fuel: **Electric**  
 Water Heater: **Electric**  
 Cooling: **No Cooling**  
 Floors: **Carpet, Vinyl**  
 Veh. Storage: **No Vehicle Storage**  
 Amenities:  
 Access. Amenities:  
 View: **Water**

Remarks: **14 classic housekeeping cottages including a year round owners two bedroom home, antique barn/office and direct waterfront access to Frenchman Bay from owned shore front on Salsbury Cove.**

Listing/Agent/Office Information

Pending Date: <b>06/17/15</b>	List Date: <b>06/17/14</b>	Buyer Agency Fee: <b>2.4%</b>
Withdrawn Date:	Termination Date:	Sub Agency Fee:
List Office: <b>Lynam Real Estate Agency</b>		Trans Broker Fee: <b>2.4%</b>



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**Commercial Client Synopsis**

**53 Granville Road, Tremont, Maine 04653**

MLS#: **1097165**  
Status: **Sold**

Nbrhd/Assoc:  
County: **Hancock**

Assoc. Fee:

List Price: **\$2,880,000**  
Original Price: **\$3,000,000**



General Information

Class: **General Commercial**  
Surveyed: **Yes** Seasonal: **No**  
Style: **New Englander, Other Style**  
#Units:  
#Floors: Year Built: **1900**  
Max Floor Cap: Ceil Ht+/-:  
Annual Income: Leases:  
Annual Expenses: Traffic Cnt:

Retail SF+/-:  
Manufacturing SF+/-:  
Office SF+/-:  
Warehouse SF+/-:  
GLAAG:  
Lot Size+/-: **5.2 acres**  
Source of Lot Size: **Survey**  
Road Frontage+/-:  
Zoning: **CFMA, R-B**

Water Information

Waterfront: **Yes**  
Wtr Frontage Amt+/-: **721**  
Waterfront Owned+/-: **721**  
Waterfront Shared+/-: **0**  
Water Body: **Bass Harbor**  
Water Body Type: **Harbor, Ocean**

Tax/Deed/Community Information

Book/Page/Deed: **2852/40/**  
Map/Block/Lot: **2/ /34A, B**  
Full Tax Amt/Yr: **\$18,781/11-12**  
School District:  
Confidentiality Statemnt: **No**

Usage

Primary Use: **Hotel/Motel, Industrial/Business Park, Manufacturing, Mixed Use, Office Building, Office Condo, Resort, Restaurant, Self Storage, Tavern/Bar/Nightclub**

Property Features

Site: <b>Open</b>	Construction: <b>Steel Frame, Wood Frame</b>
Driveway: <b>Other Driveway</b>	Basement Info: <b>Crawl Space, Other Basement</b>
Parking: <b>21+ Spaces</b>	Foundation Mtrls:
Location: <b>Other Location</b>	Exterior: <b>Aluminum Siding, Shingle, Wood Siding</b>
Restrictions:	Roof: <b>Metal</b>
Rec. Water: <b>Boat Mooring, Boat Slip, Dock, Oceanfront, Water View, Waterfront Deep</b>	Heat System: <b>Baseboard, Hot Air, Multi-Zones</b>
Roads: <b>Dead End, Paved</b>	Heat Fuel: <b>Oil</b>
Transportation: <b>Deep Water Access</b>	Water Heater:
Electric: <b>Circuit Breakers</b>	Cooling: <b>No Cooling</b>
Gas: <b>Bottled</b>	Floors: <b>Concrete, Vinyl, Wood</b>
Waste Wtr Disp: <b>Private, Septic Existing On Site</b>	Veh. Storage: <b>No Vehicle Storage</b>
Water: <b>Private</b>	Amenities:
Equipment:	Access. Amenities:
Basement Entry:	View:

Remarks

Remarks: **Set on 5.2 acres with 721' of deep water shoreline, Bass Harbor Waterfront offers a unique opportunity to create a large family compound or working yacht facility in one of the finest deep-water locations on Mount Desert Island.**

Listing/Agent/Office Information

Pending Date: <b>05/31/15</b>	List Date: <b>04/01/13</b>	Buyer Agency Fee: <b>2%</b>
Withdrawn Date:	Termination Date:	Sub Agency Fee:
List Office: <b>Landvest, Inc.</b>		Trans Broker Fee: <b>2%</b>

Sold Information

Sold Date: <b>07/15/15</b>	Sold Price: <b>\$2,250,000</b>	Sllr Pd Pnts/Close Costs: <b>Yes</b>
Sold Terms/Other: <b>Cash / Not Applicable</b>		Did Acre Change at Sale: <b>No</b>
Seller Contributions:		Lot Size Acres at Sale:



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**Commercial Client Synopsis**

**14 Mechanic Street, Saint George, Maine 04860**

MLS#: **1031935** Nbrhd/Assoc:  
 Status: **Sold** County: **Knox**  
 Directions: **Route 1 to Route 131- follow signs to end of Tenant's Harbor - East Wind Inn.**

Assoc. Fee:

List Price: **\$2,395,000**  
 Original Price: **\$2,395,000**



General Information

Class: **General Commercial**  
 Surveyed: **Unknown** Seasonal: **No**  
 Style: **Bed & Breakfast, Victorian**  
 #Units: Year Built: **1860**  
 #Floors: Ceil Ht+/-:  
 Max Floor Cap: Leases:  
 Annual Income: Traffic Cnt:  
 Annual Expenses:

Retail SF+/-:  
 Manufacturing SF+/-:  
 Office SF+/-:  
 Warehouse SF+/-:  
 Sqft Fin Abv Grd+/-: **4800**  
 Lot Size+/-: **1.75 acres**  
 Source of Lot Size: **Public Record**  
 Road Frontage+/-:  
 Zoning: **Shoreland**

Water Information

Waterfront: **Yes**  
 Wtr Frontage Amt+/-: **350**  
 Waterfront Owned+/-: **350**  
 Waterfront Shared+/-: **0**  
 Water Body: **Tenant's Harbor**  
 Water Body Type: **Harbor**

Tax/Deed/Community Information

Book/Page/Deed: **817/123/All**  
 Map/Block/Lot: **104//2&4**  
 Full Tax Amt/Yr: **\$15,706/11-12**  
 School District:  
 Confidentiality Statemnt: **Yes**

Usage

Primary Use: **B&B, Hotel/Motel**  
 Second Use: **Restaurant**  
 Sale Includes: **Equipment, Inventory**

Property Features

Site: <b>Open, Well Landscaped</b>	Construction: <b>Wood Frame</b>
Driveway: <b>Gravel</b>	Basement Info: <b>Daylight, Full</b>
Parking: <b>21+ Spaces</b>	Foundation Mtrls: <b>Granite</b>
Location: <b>Business District, Intown, Near Shopping</b>	Exterior: <b>Clapboard</b>
Restrictions:	Roof: <b>Shingle</b>
Rec. Water: <b>Beach Rights, Boat Mooring, Deeded, Dock, Water View, Waterfront Deep, Waterfront Tidal</b>	Heat System: <b>Baseboard</b>
Roads: <b>Public</b>	Heat Fuel: <b>Oil</b>
Transportation: <b>Deep Water Access, Major Road Access, Near Airport</b>	Water Heater: <b>Off Heating System</b>
Electric: <b>Circuit Breakers</b>	Cooling: <b>No Cooling</b>
Gas: <b>Bottled</b>	Floors: <b>Carpet, Vinyl, Wood</b>
Waste Wtr Disp: <b>Public</b>	Veh. Storage: <b>No Vehicle Storage</b>
Water: <b>Public</b>	Amenities: <b>Furniture Included, Other Amenities, Out Building, Porch</b>
Equipment: <b>Cable</b>	Access. Amenities: <b>Ramped Main Level</b>
Basement Entry: <b>Walk Out</b>	View: <b>Scenic, Water</b>

Remarks

Remarks: **One of Maine's most picturesque spots just happens to have a quintessential summer hotel and two restaurants. An amazing opportunity to put your mark on the Maine foodie scene and lodging destination.**

Listing/Agent/Office Information

Pending Date: <b>06/26/12</b>	List Date: <b>10/03/11</b>	Buyer Agency Fee: <b>2%</b>
Withdrawn Date:	Termination Date:	Sub Agency Fee:
List Office: <b>The Swan Agency Sotheby's International Realty</b>		Trans Broker Fee: <b>2%</b>

Sold Information

Sold Date: <b>11/01/12</b>	Sold Price: <b>\$1,200,000</b>	Sllr Pd Pnts/Close Costs:
Sold Terms/Other: <b>Conventional / Not Applicable</b>		Did Acre Change at Sale:
Seller Contributions:		Lot Size Acres at Sale:



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**Commercial Client Synopsis**

**5 South Main Street, Brewer, Maine 04412**

MLS#: **1055167** Nbrhd/Assoc:  
 Status: **Sold** County: **Penobscot**  
 Directions: **From Bangor, just over the Joshua Chamberlain Bridge**

Assoc. Fee:

List Price: **\$1,000,000**  
 Original Price: **\$1,200,000**



General Information

Class: **General Commercial**  
 Surveyed: **Yes** Seasonal: **No**  
 Style: **Contemporary**  
 #Units: **1** Year Built: **1990**  
 #Floors: **2** Ceil Ht+/-: **9**  
 Max Floor Cap: Leases: **No**  
 Annual Income: Traffic Cnt: **18,000**  
 Annual Expenses:

Retail SF+/-: **10,993**  
 Manufacturing SF+/-:  
 Office SF+/-:  
 Warehouse SF+/-:  
 Sqft Fin Abv Grd+/-: **10993**  
 Lot Size+/-: **2.14 acres**  
 Source of Lot Size: **Public Record**  
 Road Frontage+/-: **503**  
 Zoning: **Commercial**

Water Information

Waterfront: **Yes**  
 Wtr Frontage Amt+/-: **370**  
 Waterfront Owned+/-: **370**  
 Waterfront Shared+/-: **0**  
 Water Body: **Penobscot River**  
 Water Body Type: **River**

Tax/Deed/Community Information

Book/Page/Deed: **8245/111/All**  
 Map/Block/Lot: **29//114**  
 Full Tax Amt/Yr: **\$24,000/09-10**  
 School District:  
 Confidentiality Statemnt: **Yes**

Usage

Primary Use: **Restaurant**  
 Second Use: **Freestanding Building, Tavern/Bar/Nightclub**  
 Sale Includes: **Equipment, Inventory, Other Sale Inclusions**

Property Features

Site: <b>Corner Lot, Level</b>	Construction: <b>Wood Frame</b>
Driveway: <b>Paved</b>	Basement Info: <b>Partial</b>
Parking: <b>21+ Spaces</b>	Foundation Mtrls: <b>Poured Concrete</b>
Location: <b>Intown</b>	Exterior: <b>Composition, Wood Siding</b>
Restrictions: <b>No Restrictions</b>	Roof: <b>Pitched</b>
Rec. Water: <b>Waterfront Deep</b>	Heat System: <b>Hot Air</b>
Roads: <b>Paved</b>	Heat Fuel: <b>Gas-Natural</b>
Transportation: <b>Major Road Access</b>	Water Heater: <b>Off Heating System</b>
Electric: <b>Circuit Breakers</b>	Cooling: <b>Central Air</b>
Gas: <b>Natural-On Site</b>	Floors: <b>Carpet, Tile</b>
Waste Wtr Disp: <b>Public</b>	Veh. Storage: <b>No Vehicle Storage</b>
Water: <b>Public</b>	Amenities: <b>Deck, Elevator Passenger, Fire System, Furniture Included, Patio, Security System, Sprinkler</b>
Equipment: <b>Other Equipment</b>	Access. Amenities: <b>36 Inch+ Doors, 48 Inch+ Halls, Kitchen Modifications, Level Entry</b>
Basement Entry:	View: <b>Water</b>

Remarks: **Modern , 2 story, 12,000 S.F. building with spectacular views of the river and over to Bangor. Recently updated with new sprinkler system and modern elevator. This portion of the river is navigatable to the ocean**

Listing/Agent/Office Information

Pending Date: <b>11/14/13</b>	List Date: <b>04/03/12</b>	Buyer Agency Fee: <b>2%</b>
Withdrawn Date:	Termination Date:	Sub Agency Fee:
List Office: <b>ERA Dawson-Bradford Co.</b>		Trans Broker Fee: <b>2%</b>

Sold Information

Sold Date: <b>02/03/14</b>	Sold Price: <b>\$875,000</b>	Sllr Pd Pnts/Close Costs:
Sold Terms/Other: <b>Other Sold Terms / Not Applicable</b>		Did Acre Change at Sale:
Seller Contributions:		Lot Size Acres at Sale:



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**Commercial Client Synopsis**

**58 Commercial Street, Boothbay Harbor, Maine 04538**

MLS#: **1121871** Nbrhd/Assoc: Assoc. Fee: List Price: **\$750,000**  
 Status: **Sold** County: **Lincoln** Original Price: **\$825,000**  
 Directions: **From the Boothbay Center, follow route 27 into downtown Boothbay Harbor, through the stop sign and onto Commercial Street. Property is approx. .13 miles on the right.**



General Information

Class: **Retail**  
 Surveyed: **Unknown** Seasonal: **No**  
 Style: **New Englander**  
 #Units: Year Built: **1980**  
 #Floors: Ceil Ht+/-:  
 Max Floor Cap: Leases:  
 Annual Income: Traffic Cnt:  
 Annual Expenses:

Retail SF+/-: **2,316**  
 Manufacturing SF+/-:  
 Office SF+/-:  
 Warehouse SF+/-:  
 Sqft Fin Abv Grd+/-: **4126**  
 Lot Size+/-: **0.15 acres**  
 Source of Lot Size: **Public Record**  
 Road Frontage+/-: **92**  
 Zoning: **Downtown BusA**

Water Information

Waterfront: **Yes**  
 Wtr Frontage Amt+/-: **83**  
 Waterfront Owned+/-: **83**  
 Waterfront Shared+/-: **0**  
 Water Body: **Boothbay Harbor**  
 Water Body Type: **Harbor**

Tax/Deed/Community Information

Book/Page/Deed: **900/136/All**  
 Map/Block/Lot: **15//13**  
 Full Tax Amt/Yr: **\$6,011/13-14**  
 School District:  
 Confidentiality Statemnt: **No**

Usage

Primary Use: **Retail General**

Property Features

Site: <b>Sidewalks</b>	Construction: <b>Wood Frame</b>
Driveway: <b>Paved</b>	Basement Info: <b>Daylight, Full, Unfinished</b>
Parking: <b>5-10 Spaces, On Site, Paved</b>	Foundation Mtrls: <b>Poured Concrete</b>
Location: <b>Business District, Intown, Near Shopping</b>	Exterior: <b>Clapboard, Shingle, Vinyl Siding, Wood Siding</b>
Restrictions:	Roof: <b>Shingle</b>
Rec. Water: <b>Deeded, Dock, Oceanfront, Water View, Waterfront Deep</b>	Heat System: <b>Baseboard</b>
Roads: <b>Paved, Public</b>	Heat Fuel: <b>Electric</b>
Transportation: <b>Deep Water Access, Major Road Access, Near Airport</b>	Water Heater: <b>Electric</b>
Electric: <b>Circuit Breakers</b>	Cooling: <b>No Cooling</b>
Gas: <b>No Gas</b>	Floors: <b>Carpet, Vinyl</b>
Waste Wtr Disp: <b>Public</b>	Veh. Storage: <b>1 Car, Attached, Garage, Under</b>
Water: <b>Public</b>	Amenities: <b>Bathtub, Deck</b>
Equipment:	Access. Amenities:
Basement Entry: <b>Walk Out</b>	View: <b>Water</b>

Remarks

Remarks: **Downtown Boothbay Harbor commercial waterfront property with deep water dock. This retail location, in the heart of the harbor includes three retail spaces, a large storage area and a comfortable two bedroom apartment above, with magnificent harbor views.**

Listing/Agent/Office Information

Pending Date: <b>02/11/15</b>	List Date: <b>01/30/14</b>	Buyer Agency Fee: <b>2.5%</b>
Withdrawn Date:	Termination Date:	Sub Agency Fee:
List Office: <b>Tindal &amp; Callahan Real Estate</b>		Trans Broker Fee: <b>2.5%</b>

Sold Information

Sold Date: <b>05/18/15</b>	Sold Price: <b>\$700,000</b>	Sllr Pd Pnts/Close Costs: <b>No</b>
Sold Terms/Other: <b>Cash / Not Applicable</b>		Did Acre Change at Sale: <b>No</b>
Seller Contributions:		Lot Size Acres at Sale:



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**Commercial Client Synopsis**

**127 River Road, Saint George, Maine 04860**

MLS#: **1106051** Nbrhd/Assoc:  
 Status: **Sold** County: **Knox**  
 Directions: **Route 131So., River Road, to Tenants Harbor. Pound on left before village.**

Assoc. Fee:

List Price: **\$775,000**  
 Original Price: **\$775,000**



General Information

Class: **General Commercial**  
 Surveyed: **Yes** Seasonal: **No**  
 Style: **New Englander**  
 #Units: Year Built: **1950**  
 #Floors: Ceil Ht+/-:  
 Max Floor Cap: Leases:  
 Annual Income: Traffic Cnt:  
 Annual Expenses:

Retail SF+/-:  
 Manufacturing SF+/-:  
 Office SF+/-:  
 Warehouse SF+/-:  
 GLAAG:  
 Lot Size+/-: **4 acres**  
 Source of Lot Size: **Public Record**  
 Road Frontage+/-: **475**  
 Zoning: **shoreland**

Water Information

Waterfront: **Yes**  
 Wtr Frontage Amt+/-: **475**  
 Waterfront Owned+/-: **475**  
 Waterfront Shared+/-: **0**  
 Water Body: **Atlantic Ocean**  
 Water Body Type: **Ocean**

Tax/Deed/Community Information

Book/Page/Deed: **0/00/Partial**  
 Map/Block/Lot: **219//085**  
 Full Tax Amt/Yr: **\$6,406/2011**  
 School District: **13**  
 Confidentiality Statemnt: **No**

Usage

Primary Use: **Mixed Use**

Property Features

Site: <b>Open</b>	Construction: <b>Wood Frame</b>
Driveway: <b>Gravel</b>	Basement Info: <b>Full</b>
Parking: <b>1-4 Spaces</b>	Foundation Mtrls: <b>Fieldstone</b>
Location: <b>Other Location</b>	Exterior: <b>Vinyl Siding</b>
Restrictions: <b>Other Restrictions</b>	Roof: <b>Composition</b>
Rec. Water: <b>Boat Mooring, Deeded, Dock, Water View, Waterfront Deep, Waterfront Tidal</b>	Heat System: <b>Baseboard, Direct Vent Heater, Hot Water</b>
Roads: <b>Paved, Public</b>	Heat Fuel: <b>Propane</b>
Transportation: <b>Deep Water Access, Major Road Access, Near Airport</b>	Water Heater: <b>Electric, Off Heating System</b>
Electric: <b>Circuit Breakers, Combination, On Site</b>	Cooling: <b>No Cooling</b>
Gas: <b>Bottled</b>	Floors: <b>Concrete</b>
Waste Wtr Disp: <b>Septic Existing On Site</b>	Veh. Storage: <b>1 Car</b>
Water: <b>Private, Well Existing On Site</b>	Amenities:
Equipment:	Access. Amenities:
Basement Entry:	View: <b>Scenic</b>

Remarks

Remarks: **Fully functional lobster pound with 3 bedroom residence. 90% of dock rebuilt. Permits for ramp, float, driveway, seafood market and gift shop, all in place.**

Listing/Agent/Office Information

Pending Date: <b>08/13/13</b>	List Date: <b>12/13/08</b>	Buyer Agency Fee: <b>3%</b>
Withdrawn Date:	Termination Date:	Sub Agency Fee:
List Office: <b>St. George Realty</b>		Trans Broker Fee: <b>3%</b>

Sold Information

Sold Date: <b>09/11/15</b>	Sold Price: <b>\$650,000</b>	Sllr Pd Pnts/Close Costs: <b>No</b>
Sold Terms/Other: <b>Cash / Not Applicable</b>		Did Acre Change at Sale: <b>No</b>
Seller Contributions:		Lot Size Acres at Sale:



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**Commercial Client Synopsis**

**44 LittleRoad, Orrs Island, Harpswell, Maine 04066**

MLS#: **1056414** Nbrhd/Assoc: Assoc. Fee: List Price: **\$825,000**  
 Status: **Sold** County: **Cumberland** Original Price: **\$987,000**  
 Directions: **From Cook's Corner Brunswick go south on Route 24 approx 11.8 miles. Turn left onto Lowell's Cove Rd, approx 66 feet turn right onto little Island Rd. Follow to the end 0.2 mile.**



General Information

Class: **General Commercial**  
 Surveyed: **Unknown** Seasonal: **Yes**  
 Style: **Bed & Breakfast**  
 #Units: Year Built: **1945**  
 #Floors: Ceil Ht+/-:  
 Max Floor Cap: Leases:  
 Annual Income: Traffic Cnt:  
 Annual Expenses:

Retail SF+/-:  
 Manufacturing SF+/-:  
 Office SF+/-:  
 Warehouse SF+/-:  
 Sqft Fin Abv Grd+/-: **2738**  
 Lot Size+/-:  
 Source of Lot Size: **0.61 acres**  
 Road Frontage+/-:  
 Zoning: **Public Record**  
**Shoreland**

Water Information

Waterfront: **Yes**  
 Wtr Frontage Amt+/-: **600**  
 Waterfront Owned+/-: **600**  
 Waterfront Shared+/-: **0**  
 Water Body: **Lowell's Cove**  
 Water Body Type: **Cove**

Tax/Deed/Community Information

Book/Page/Deed: **3212/474/**  
 Map/Block/Lot: **28//106**  
 Full Tax Amt/Yr: **\$4,543/11-12**  
 School District:  
 Confidentiality Statemnt: **No**

Usage

Primary Use: **B&B, Hotel/Motel**

Property Features

Site: <b>Level, Open, Well Landscaped</b>	Construction: <b>Wood Frame</b>
Driveway: <b>Common, Gravel, Paved</b>	Basement Info: <b>No Basement</b>
Parking: <b>5-10 Spaces</b>	Foundation Mtrls:
Location: <b>Rural</b>	Exterior: <b>Shingle, Wood Siding</b>
Restrictions:	Roof: <b>Composition, Shingle</b>
Rec. Water: <b>Deeded, Dock, Oceanfront, Water View, Waterfront Deep</b>	Heat System: <b>Baseboard, Hot Water</b>
Roads: <b>Dead End, Gravel/Dirt Road, Paved, Right Of Way</b>	Heat Fuel: <b>Propane</b>
Transportation: <b>Deep Water Access, Major Road Access</b>	Water Heater: <b>Off Heating System</b>
Electric: <b>Circuit Breakers, Generator Hookup</b>	Cooling: <b>No Cooling</b>
Gas: <b>Bottled</b>	Floors: <b>Carpet, Vinyl</b>
Waste Wtr Disp: <b>Private</b>	Veh. Storage: <b>No Vehicle Storage</b>
Water: <b>Other, Private, Seasonal</b>	Amenities: <b>1st Floor Bedroom, Deck, Laundry-1st Floor, Master Bedroom w/Bath, Out Building, Shed</b>
Equipment: <b>Generator</b>	Access. Amenities:
Basement Entry:	View: <b>Water</b>

Remarks: **Unique waterfront motel located on Lowell's Cove & surrounded by water! Little Island Motel offers many exciting features inc. 3 BR residence w/2 units attached & 9 add'l units. Occupied/run by 1 owner for 40 yrs with steady clientele. Many possibilities!**

Listing/Agent/Office Information

Pending Date: <b>11/20/12</b>	List Date: <b>06/04/12</b>	Buyer Agency Fee: <b>3%</b>
Withdrawn Date:	Termination Date:	Sub Agency Fee:
List Office: <b>CENTURY 21 Baribeau Agency</b>		Trans Broker Fee: <b>3%</b>

Sold Information

Sold Date: <b>05/14/13</b>	Sold Price: <b>\$635,000</b>	Sllr Pd Pnts/Close Costs:
Sold Terms/Other: <b>Conventional / Not Applicable</b>		Did Acre Change at Sale:
Seller Contributions:		Lot Size Acres at Sale:



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**Commercial Client Synopsis**

**99 Mechanic Street, Rockland, Maine 04841**

MLS#: **1112502** Nbrhd/Assoc: Assoc. Fee:  
 Status: **Sold** County: **Knox**  
 Directions: **Rt. 73 from Rockland, Left at Mechanic St., property is on the right at the end of street.**

List Price: **\$399,000**  
 Original Price: **\$699,000**



General Information

Class: **Industrial**  
 Surveyed: **No** Seasonal: **No**  
 Style: **Other Style**  
 #Units: Year Built: **1944**  
 #Floors: Ceil Ht+/-:  
 Max Floor Cap: Leases:  
 Annual Income: Traffic Cnt:  
 Annual Expenses:

Retail SF+/-:  
 Manufacturing SF+/-:  
 Office SF+/-:  
 Warehouse SF+/-:  
 Sqft Fin Abv Grd+/-: **4346**  
 Lot Size+/-: **1.08 acres**  
 Source of Lot Size: **Public Record**  
 Road Frontage+/-:  
 Zoning: **WF-2**

Water Information

Waterfront: **Yes**  
 Wtr Frontage Amt+/-: **180**  
 Waterfront Owned+/-: **180**  
 Waterfront Shared+/-: **0**  
 Water Body: **Rockland Harbor**  
 Water Body Type: **Ocean**

Tax/Deed/Community Information

Book/Page/Deed: **687/40/**  
 Map/Block/Lot: **8/A/3**  
 Full Tax Amt/Yr: **\$5,635/13-14**  
 School District:  
 Confidentiality Statemnt: **No**

Usage

Primary Use: **Mixed Use**

Property Features

Site: <b>Level</b>	Construction: <b>Wood Frame</b>
Driveway: <b>Paved</b>	Basement Info: <b>Crawl Space, Slab</b>
Parking:	Foundation Mtrls:
Location: <b>Business District, Near Shopping, Neighborhood</b>	Exterior: <b>Shingle, Wood Siding</b>
Restrictions:	Roof: <b>Composition, Shingle</b>
Rec. Water: <b>Deeded, Waterfront Deep</b>	Heat System: <b>No Heat System, Stove</b>
Roads: <b>Public</b>	Heat Fuel: <b>Other Heat Fuel</b>
Transportation: <b>Deep Water Access, Major Road Access, Near Airport</b>	Water Heater: <b>Other Water Heater</b>
Electric: <b>Circuit Breakers</b>	Cooling: <b>No Cooling</b>
Gas: <b>No Gas</b>	Floors: <b>Wood</b>
Waste Wtr Disp: <b>Public</b>	Veh. Storage: <b>Off Street Parking</b>
Water: <b>Public</b>	Amenities:
Equipment:	Access. Amenities:
Basement Entry:	View: <b>Scenic</b>

Remarks

Remarks: **Unique rockland commercial waterfront. Ideal business opportunity with potential for 800ft long commercial pier. With residential & mix use, it is ideal for marina, fishing working waterfront and more. Adjacent 2 unit rental apartments included.**

Listing/Agent/Office Information

Pending Date: <b>05/08/15</b>	List Date: <b>07/17/13</b>	Buyer Agency Fee: <b>3.5%</b>
Withdrawn Date:	Termination Date:	Sub Agency Fee:
List Office: <b>Legacy Properties Sotheby's International Realty</b>		Trans Broker Fee: <b>3.5%</b>

Sold Information

Sold Date: <b>06/15/15</b>	Sold Price: <b>\$262,500</b>	Sllr Pd Pnts/Close Costs: <b>No</b>
Sold Terms/Other: <b>Conventional / Not Applicable</b>		Did Acre Change at Sale: <b>No</b>
Seller Contributions:		Lot Size Acres at Sale:



Prepared By: Martin Cates. Generated on 09/27/2015 10:31:40 PM



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