168 MAIN STREET - WHITEFIELD

DEVELOPMENT OPPORTUNITY FOR SALE



PROPERTY TYPE:	VACANT LAND
ACREAGE:	1.2+/- ACRES
ZONING:	NO ZONING
FRONTAGE:	478+/- FT
TRAFFIC COUNT:	6,700 AADT23 (RTE 32/17)

EXCELLENT DEVELOPMENT OPPORTUNITY

HIGH VISIBILITY CLEARED CORNER LOT

2 WELLS & 2 SEPTICS EXISTING ON SITE

CONVENIENT TO ALL AUGUSTA AMENITIES

SALE PRICE: ~~$215,000~~ $199,000



For more information contact:
DENNIS WHEELOCK
207-242-5588
dwheelock@balfourcommercial.com
www.balfourcommercial.com

KW COMMERCIAL
KELLER WILLIAMS REALTY

Magnusson Balfour
COMMERCIAL & BUSINESS BROKERS

168 MAIN ST - WHITEFIELD
PROPERTY DETAILS

OWNER	William Gauvin
PROPERTY TYPE	General Commercial
BEST OR CURRENT USE	Residential or Commercial Development
ZONING	No zoning
ACREAGE	1.2+/- acres
PARKING	None
TAXES/YEAR	$594.36 (2026)
BOOK/PAGE	2669/252
MAP/BLOCK/LOT	021/012
ROAD FRONTAGE	218+/- ft on Whitefield Rd; 260+/- ft on Howe Rd
TRAFFIC COUNT	620 AADT23
ELECTRIC	None; available at street
GAS	No Gas
SEWER	2 septic systems existing on site
WATER	2 wells existing on site

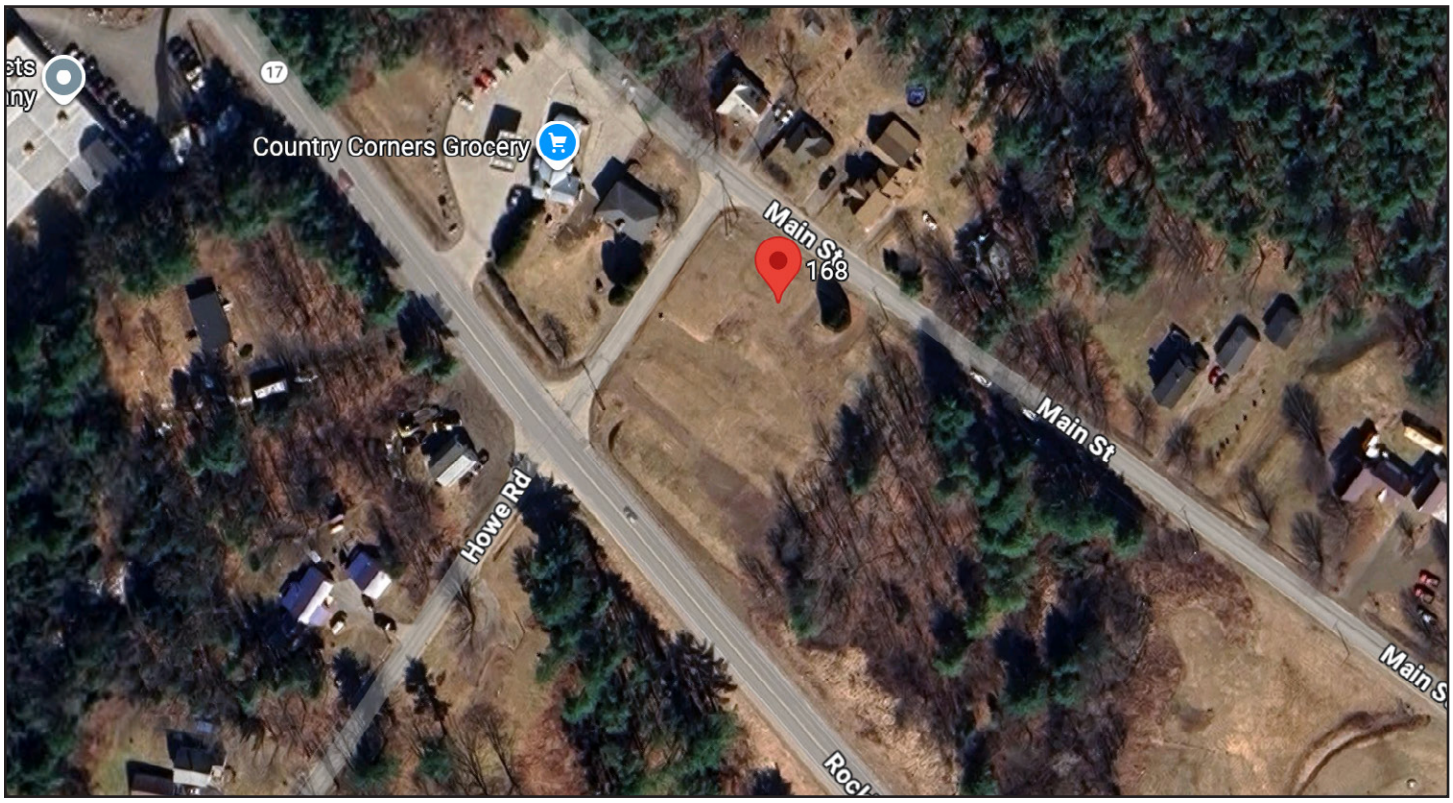
OVERVIEW

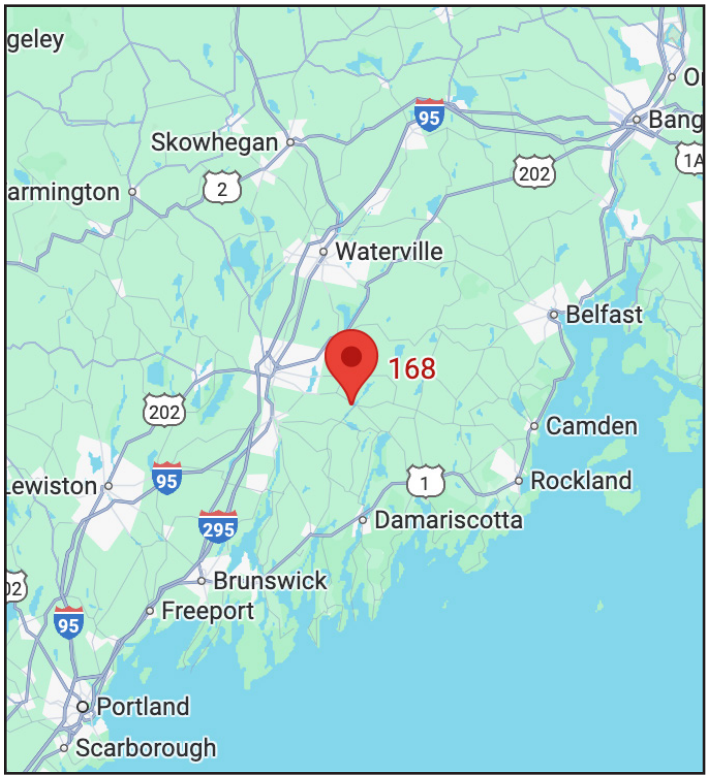
This 1.2+/- acre corner parcel presents an attractive development opportunity on the outskirts of Augusta in the Town of Whitefield. The cleared site includes two existing wells and two existing septic systems and offers frontage on both Main Street and Howe Road, with added visibility from Route 32, where traffic counts average approximately 6,700 vehicles per day.

Situated in a pleasant rural setting yet conveniently close to Greater Augusta amenities, the property offers flexibility, as Whitefield has no formal zoning regulations. All development proposals are subject to approval by the Town Planning Board, providing an appealing balance of opportunity and oversight.

The information in this profile has been provided by the client. Magnusson Balfour Commercial & Business Brokers makes no representations as to its accuracy. This profile is for the confidential use of the individual to whom it has been given. Buyers are advised to conduct their own investigation to accuracy of information and consult with their appropriate financial, legal, or business advisors.

168 MAIN ST - WHITEFIELD
LOCATION INFORMATION



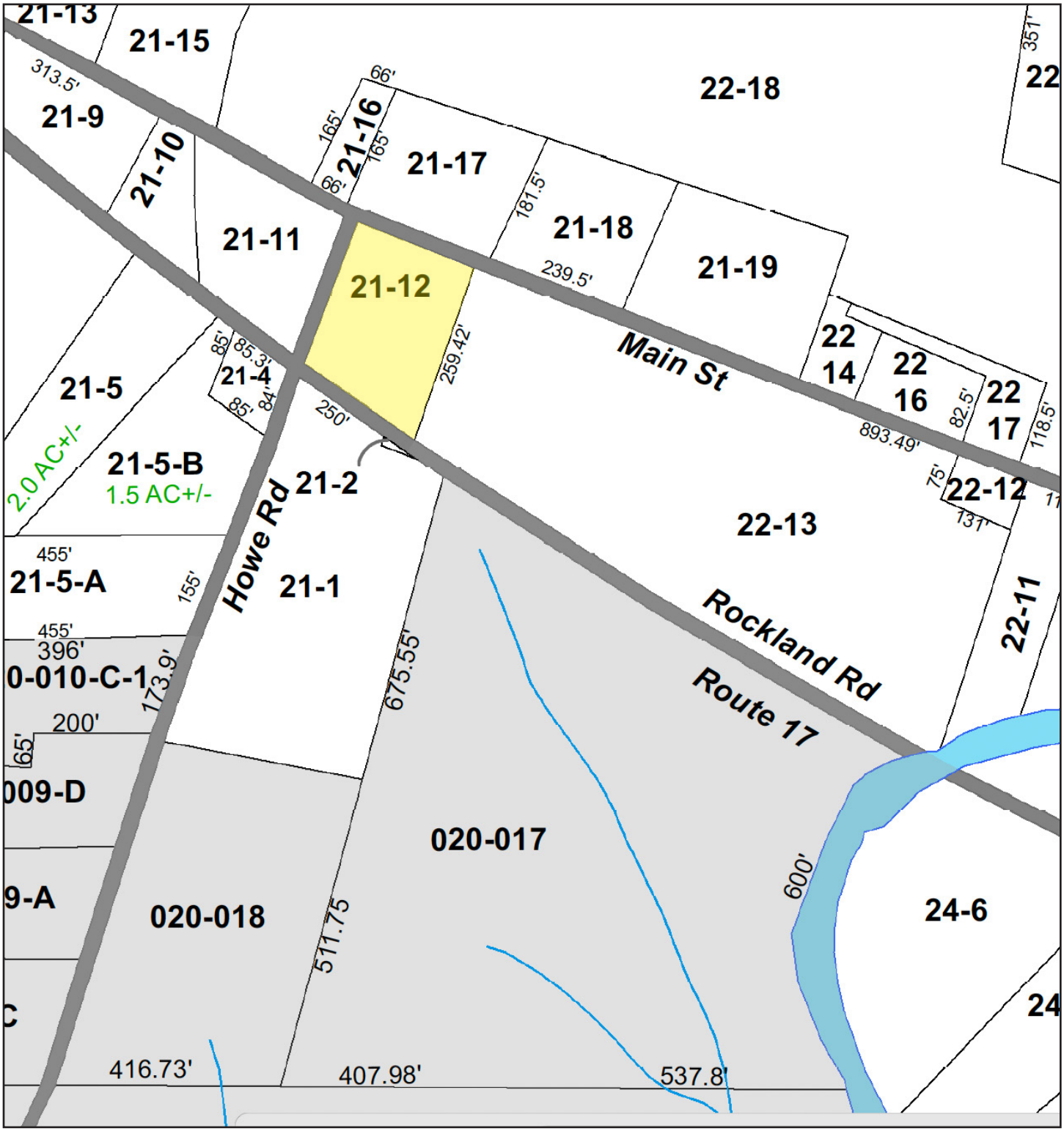




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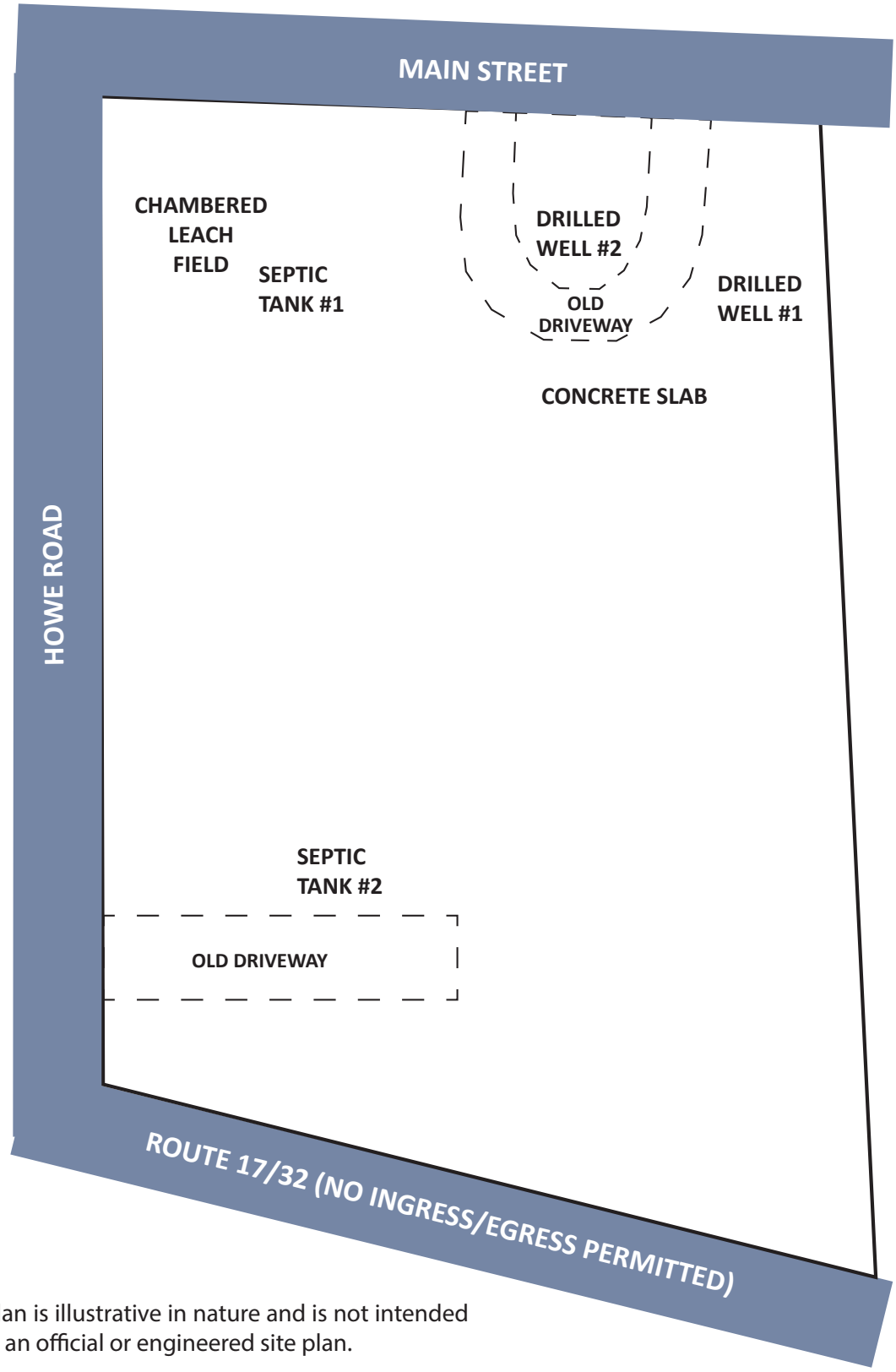
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168 MAIN ST - WHITEFIELD
TAX MAP



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168 MAIN ST - WHITEFIELD
GENERAL LOT LAYOUT



Note: This plan is illustrative in nature and is not intended to represent an official or engineered site plan.

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Advisory Opinion

November 18, 2025

Mr. William Gauvin
168 Howe Road
Whitefield, Me 04353
Map 021 - Lot 012

To address your request for a document stating your property at 168 Howe Road, Map 021-Lot 012 is a lot that can be developed, the Planning Board can only offer an **advisory opinion** that the process is for you to review and determine the status of the lot according to The Town Of Whitefield Building and Development Ordinance; Article 5; Qualifications:

Which states: Non- conforming vacant lots of record which are part of a subdivision approved by the Whitefield Planning Board, recorded in the Lincoln County Registry of Deeds before March 17, 1979 and not located in the Shoreland area, may be built upon provided that dimensional requirements governing the placement of structures are met and that all other requirements of the Ordinance and State law are met. Any other non-conforming lots of record as of March 17,1979 may be built upon provided that such lot is separate ownership and not contiguous with any other vacant lot in the same ownership and that all provisions of this Ordinance except lot size, lot width or lot frontage can be met.

We do not have **any application** in front of us at this time for this lot, so therefore we **cannot make any determinations** in regards to whether any proposal will be approved for this lot.

Sincerely,
Town of Whitefield Planning Board

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Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION
35 State House Station Augusta ME 04333-0035

REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following customer-level services:

- √ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- √ To treat both the buyer and seller honestly and not knowingly give false information;
- √ To account for all money and property received from or on behalf of the buyer or seller; and
- √ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements create a client-agent relationship between you and the licensee. As a client you can expect the licensee to provide the following services, in addition to the basic services required of all licensees listed above:

- √ To perform the terms of the written agreement with skill and care;
- √ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- √ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- √ The company and all of its affiliated licensees represent you as a client (called "single agency");
- √ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "appointed agency");
- √ The company may offer limited agent level services as a disclosed dual agent.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called disclosed dual agency. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

> ***Remember!***
> *Unless you enter into a written agreement for agency representation, you are a customer—not a client.*

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date)_____

To_____
Name of Buyer(s) or Seller(s)

_____

by_____
Licensee's Name

on behalf of_____
Company/Agency

MREC Form#3 Revised 07/2005
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionalreg/rec. Inactive licensees may not practice real estate brokerage.