

# 5 WELD STREET - DIXFIELD

## LARGE RETAIL BUILDING FOR LEASE



**PROPERTY TYPE:** RETAIL

FORMER TOWLE'S HARDWARE BUILDING

**SPACE RANGE:** 6,000 - 9,733+/- SF

NEW BUILDING BUILT IN 2008

**SIGNAGE:** ON BUILDING

HIGH VISIBILITY CORNER LOT ALONG US ROUTE 2

**ZONING:** NONE

IDEAL FOR MANY TYPES OF RETAIL BUSINESSES

**TRAFFIC COUNT:** 6,780 AADT17

**LEASE RATE: \$10-\$12/SF NNN**



For more information contact:  
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www.balfourcommercial.com





## Data Sheet

<b>OWNER</b>	Towle Properties, LLC		
<b>SPACE TYPE</b>	Retail		
<b>TOTAL BUILDING SIZE</b>	9,733+/- SF		
<b>SPACE BREAKDOWN</b>	<b>SF+/-</b>	<b>RATE</b>	<b>LEVEL</b>
	9,733+/- SF	\$10-\$12/SF NNN	Street Level
<b>ESTIMATED NNN FEES</b>	TBD		
<b>ZONING</b>	None		
<b>STREET FRONTAGE</b>	255+/- Ft (Weld and Main St combined)		
<b>YEAR BUILT</b>	2008		
<b>PARKING DESCRIPTION</b>	20 +/- front (Weld & Main St combined); Additional space behind Main building along Weld St		
<b>SIGNAGE</b>	On building		
<b>TRAFFIC COUNT</b>	6,780 AADT17		
<b>UTILITIES</b>	<b>TYPE</b>	<b>PAID BY</b>	<b>NOTES</b>
<b>ELECTRICITY</b>	Three Phase/Circuit Breakers	Tenant	
<b>SEWER/WATER</b>	Public/Public	Tenant	
<b>HEAT SYSTEM</b>	HVAC; Propane	Tenant	Three well maintained roof units
<b>COOLING</b>	HVAC; Electric	Tenant	Three well maintained roof units
<b># LOADING DOORS</b>	3 overhead doors: one is 6x8 and two are 4x8		
<b>CEILING HEIGHT</b>	11 Ft		

### OVERVIEW

Large retail space seeking a new tenant. Formerly Towle's Hardware and located at the corner of a major intersection, the property enjoys excellent visibility and accessibility. The building spans 9,733± SF and is thoughtfully designed to support retail operations. It includes 6,000 SF of retail space equipped with shelving throughout, a 1,568 SF receiving and storage area with an overhead door for freight access, a 765 SF grain room with its own overhead door, and 1,400 SF of second-floor storage. The front of the building features a covered porch, ideal for displaying merchandise.

Dixfield, incorporated in 1803, is nestled in the foothills of western Maine's mountains. Its location near Mt. Blue State Park, multiple lakes and rivers, and major ski resorts creates a vibrant community atmosphere. This property offers a prime opportunity for a retail business in an attractive and active setting.

**50 Sewall St. - Portland, Maine 04102 • Tel. 207-774-7715 • [www.balfourcommercial.com](http://www.balfourcommercial.com)**

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## Building Specs

### **MAIN STORE: 60x100**

- Clear span inside building – no posts
- Special attic trusses for roughly 1,200 SF of extra storage – Advantech on floor
- HVAC via rooftop propane units
- Dur-a-Flex Quartz flooring – no maintenance
- Fully insulated walls and ceiling; Hardi Board siding on entire complex
- 3-Phase Electrical; electrical outlets inside and outside
- Exterior hose connections
- OH door on rear wall

### **GRAIN BUILDING: 15x51 (Attached to main store)**

- Full cement floor and fully insulated
- Automatic lights and exterior electrical outlets
- OH door
- Fully enclosed exterior staircase to attic

### **RECEIVING ROOM AND STORAGE AREA: 49x32 (Attached to main store)**

- Fully insulated, HVAC, OH door
- Contains bathroom; existing storage closet plumbed for additional restroom
- Shop work bench, receiving bench, extra shelving for storage
- IT/computer room within
- Separate mop sink area with hot and cold water

### **QUONSET HUT: 25x46**

- Straight sidewalls, 15'3" high; reinforced cement floor and 2 sliding front doors
- WORKSHOP: 15x24 (Sits on blocks and built with the ability to move)
- Steel roofing, wood siding; OH door

### **STORAGE SHED: 15x30 (Sits on blocks)**

- Steel roofing, wood structure, sliding door

### **PINE SHED BUILDING: 21x22 (Tall building binned off for pine boards)**

- Steel siding, OH door

### **PLYWOOD SHED: 40x21 (Front portion binned off with OH doors for access)**

- Storage room
- Steel roofing

### **LUMBER SHED: 105x16 (Partially binned off)**

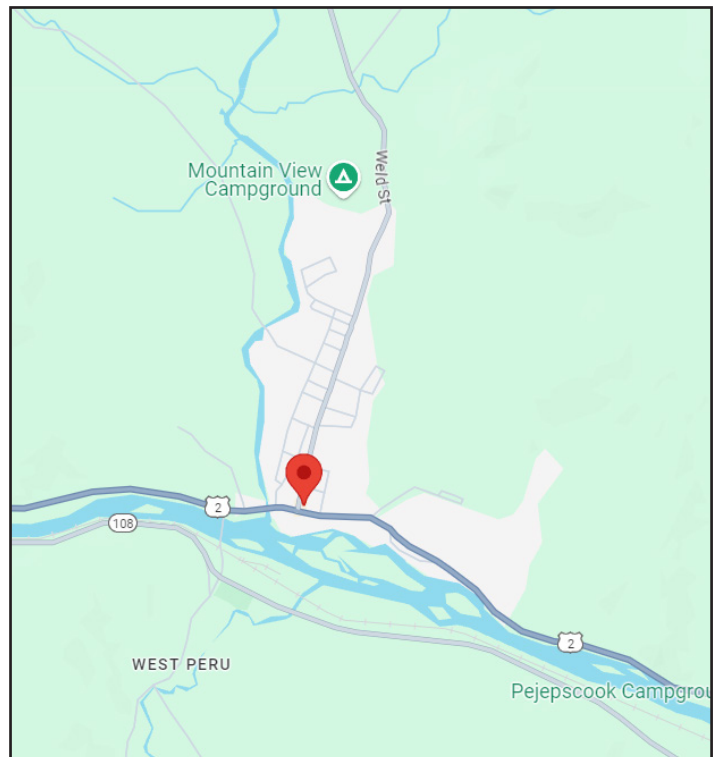
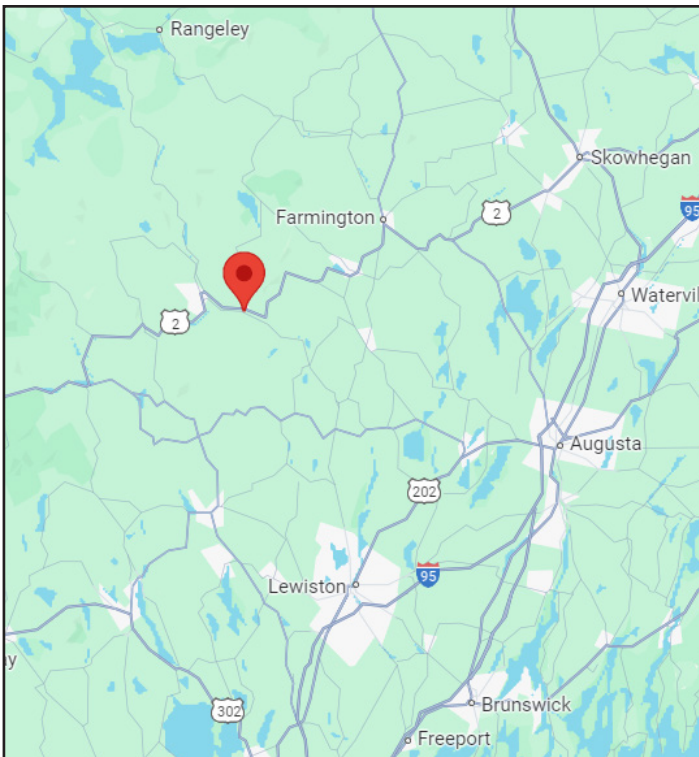
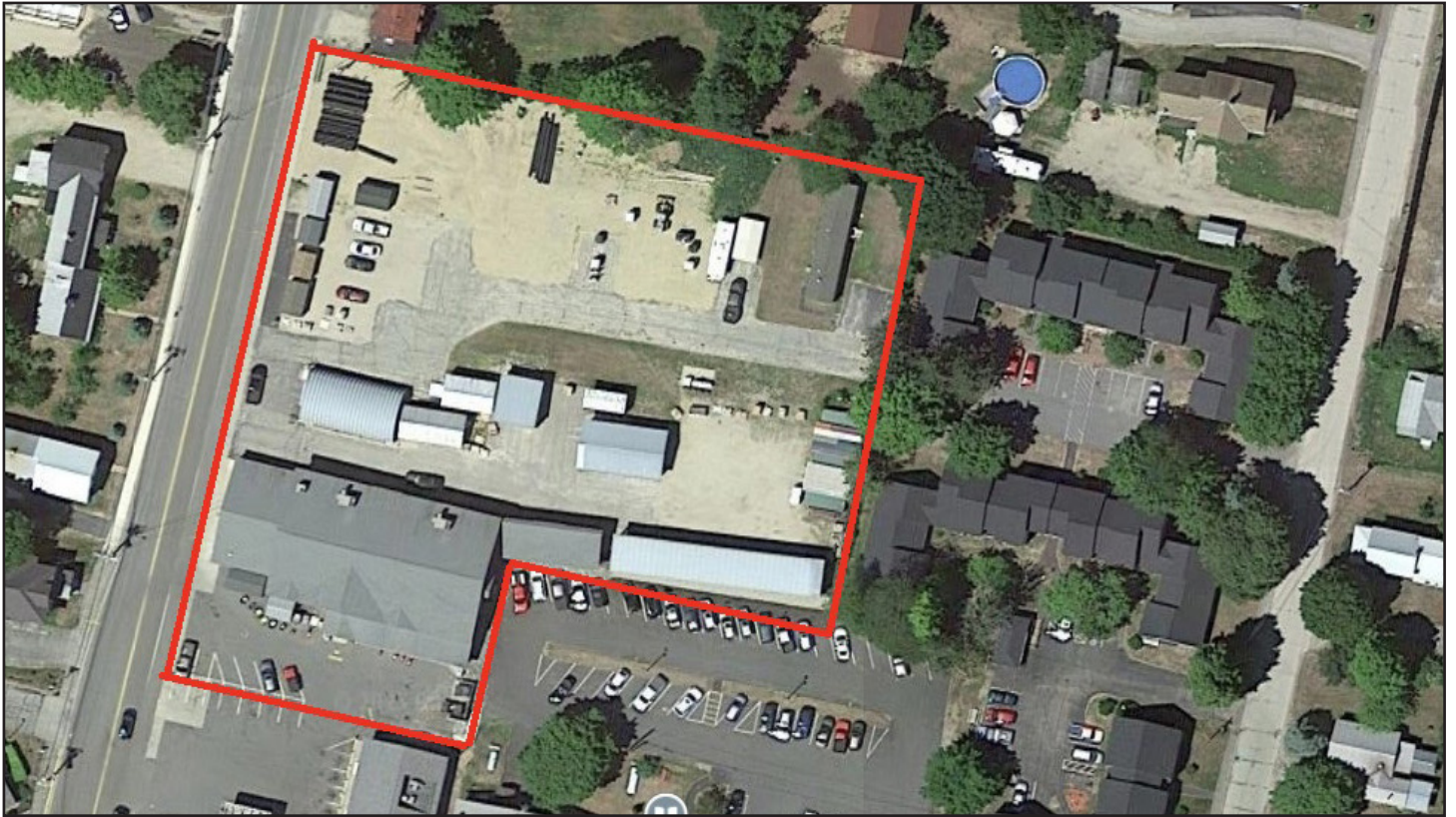
- Partially open space for lift storage

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## Location



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Photos



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Photos



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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:

services required of all licensees listed above:

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

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

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

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

#### **WHAT IS A DISCLOSED DUAL AGENT?**

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

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

### **Remember!**

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

#### **THIS IS NOT A CONTRACT**

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

*To Be Completed By Licensee*

This form was presented on (date) \_\_\_\_\_

To \_\_\_\_\_  
Name of Buyer(s) or Seller(s)

by \_\_\_\_\_  
Licensee's Name

on behalf of \_\_\_\_\_  
Company/Agency

MREC Form#3 Revised 07/2006  
Office Title Changed 09/2011

*To check on the license status of the real estate brokerage company or affiliated licensee go to [www.maine.gov/professionallicensing](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.*