
1 GRANNY SMITH CT - OLD ORCHARD BEACH

CLASS A PROFESSIONAL OFFICE SPACE FOR LEASE



SPACE TYPE: PROFESSIONAL OFFICE,
PREVIOUSLY MEDICAL OFFICE

SPACE SIZE: 3,072 +/- SF

PARKING: LARGE SHARED LOT

SIGNAGE: ON BUILDING

WELL MAINTAINED BUILDING/PROPERTY

PART OF CIDER HILL BUSINESS CONDOS

CONVENIENT TO I-95 & ROUTE ONE

PROFESSIONALLY MANAGED

LEASE RATE: \$12/SF NNN



For more information contact:

KIRK BUTTERFIELD
T: 207-879-9800
F: 207-879-9801
kbutterfield@kw.com
balfourcommercial.com



**Magnusson
Balfour**
COMMERCIAL & BUSINESS BROKERS
Each Office Is Independently Owned and Operated.



1 GRANNY SMITH CT - OOB

DATA SHEET

OWNER	341 Ossipee, LLC		
SPACE TYPE	Professional Office		
TOTAL BUILDING SIZE	10,173+/- SF		
SPACE BREAKDOWN	FLOOR	SF+/-	RATE
SUITE 1	First	3,072	\$12/SF NNN
ESTIMATED NNN FEES	\$4.66/SF		
ZONING	PMUD - Planned Mixed-Use Development		
STREET FRONTAGE	475+/- Ft		
YEAR BUILT	2004		
PARKING DESCRIPTION	40+/- shared parking spaces in private lot		
SIGNAGE	On building		
TRAFFIC COUNT	2,308 AADT23		
UTILITIES	TYPE	PAID BY	
ELECTRICITY	Circuit Breakers	Tenant	
SEWER	Public	Tenant	
WATER	Public	Tenant	
HEAT SYSTEM	Heat Pumps	Tenant	
HEAT FUEL	Propane	Tenant	
COOLING	Heat Pumps	Tenant	
ANCHOR TENANT	Manifestica Maine		

OVERVIEW

Professional office space is available for lease within the Cider Hill Business Condominiums in Old Orchard Beach. Built in 2004, this Class A property is professionally managed and well-maintained, offering a convenient location with easy access to Route One and the Maine Turnpike. The property is also close to the beach, golf courses, and a variety of local amenities.

Suite 1 features 10 private offices, a spacious reception area, conference room, 2 private restrooms, kitchen, and ample storage space. The flexible layout is well suited for a variety of professional office users.

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1 GRANNY SMITH CT - OOB ABOUT THE AREA



“Where our Shores are always open!”

Whether you are a resident, a vacationer or visitor traveling through Maine’s Premier Family Resort, the Town of Old Orchard Beach extends a warm welcome to you and wishes for a peaceful stay or visit here. Old Orchard Beach with 9,000 year-round residents includes the community of Ocean Park and is proud of its downtown and exciting commercial developments along the ocean, as well as all the amenities that can only be offered by a small beach town with tremendous civic pride and caring residents.

Our seaside community boasts a diverse and large population of up to 75,000 in the summer as it hosts vacationers from all over the United States but primarily from New England and the mid-Atlantic states, Canada and Europe looking to enjoy our miles-long stretch of fine beach, clean ocean water and all the attractions that both Old Orchard Beach and the surrounding City of Portland have to offer. We are blessed with a multitude of restaurants, cultural offerings, special events, music venues, art museums & galleries, antiques, quaint shops and countless outdoor recreational amenities.

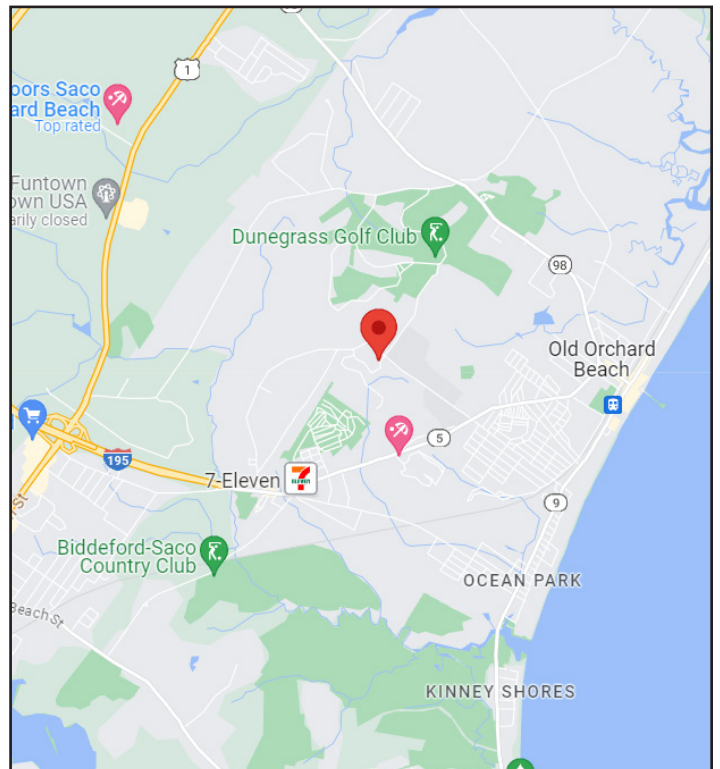
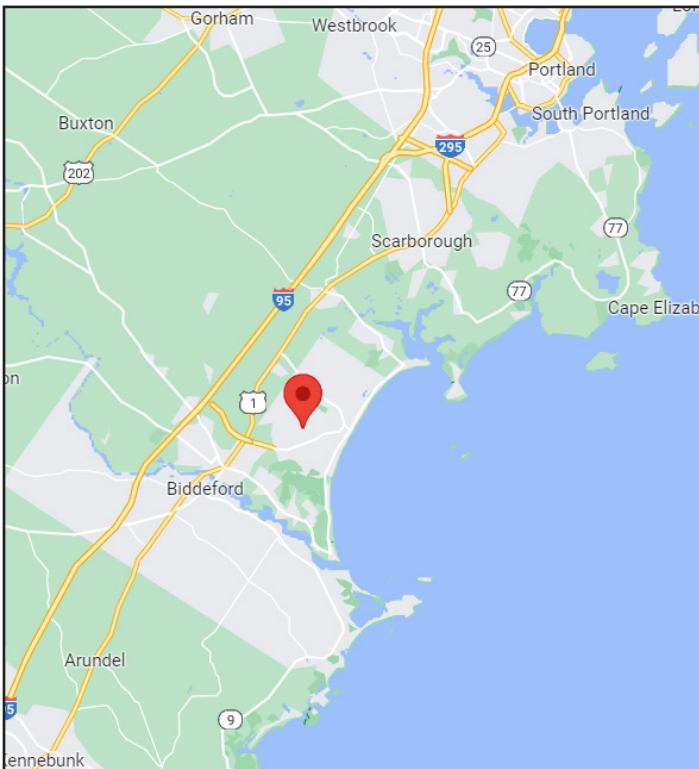
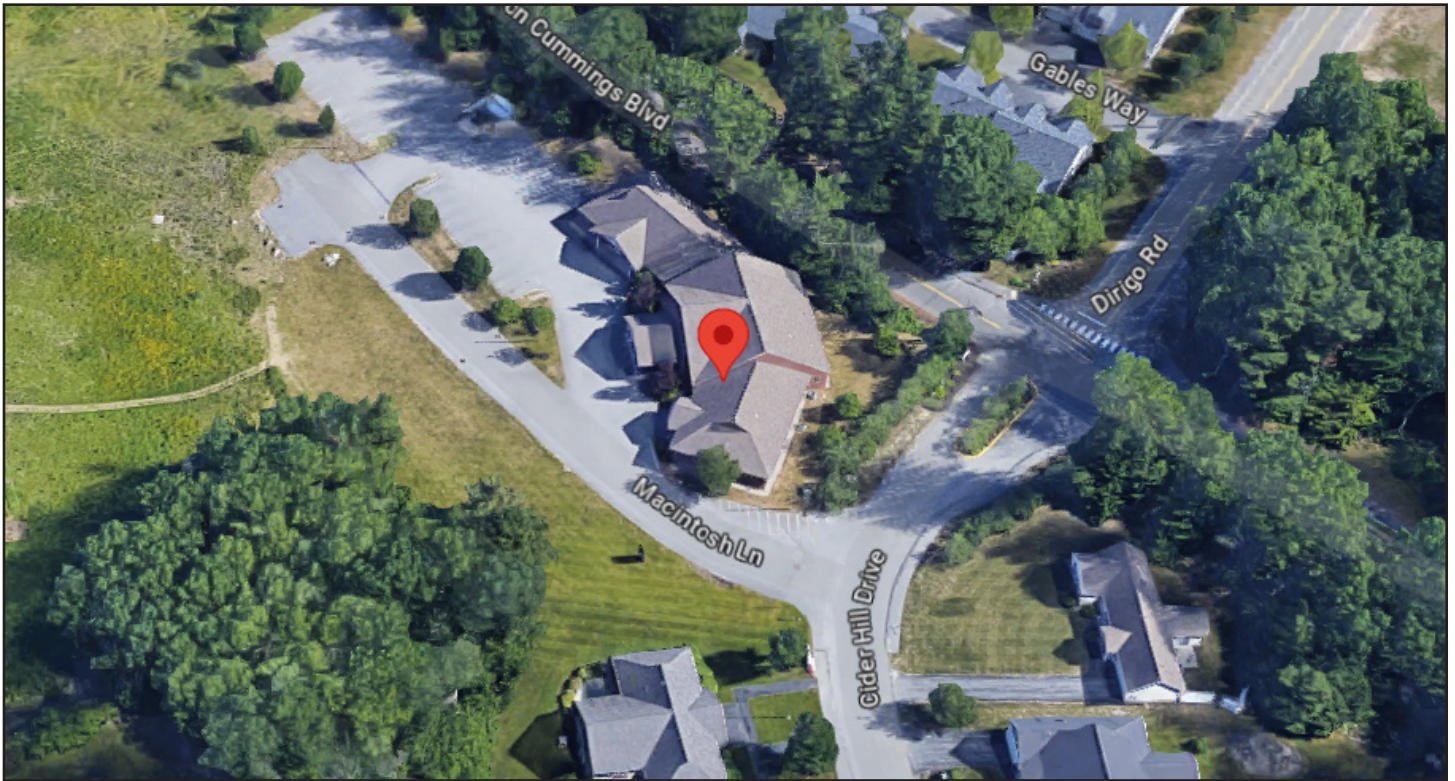
Information from: <https://www.oobmaine.com/home/pages/about-old-orchard-beach>. Photo courtesy of Gary Curtis via <https://oldorchardbeachmaine.com/photo-gallery>

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1 GRANNY SMITH CT - OOB LOCATION



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1 GRANNY SMITH CT - OOB PHOTOS

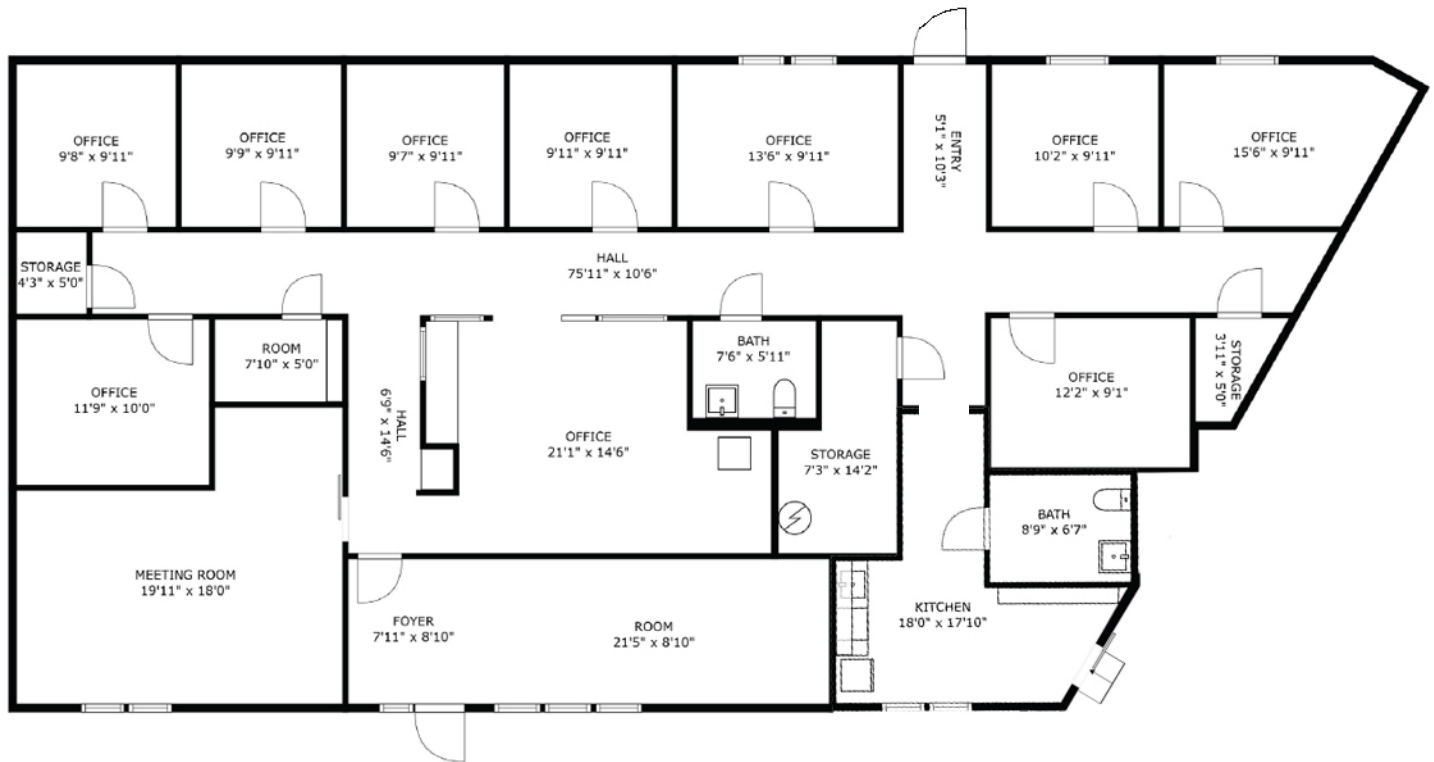


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1 GRANNY SMITH CT - OOB FLOOR PLAN



Note: This floor plan may not be to scale. It is for reference purposes only.

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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:

vices required of all licensees listed above:

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

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

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

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

WHAT IS A DISCLOSED DUAL AGENT?

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

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

Remember!

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

THIS IS NOT A CONTRACT

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

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

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

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