62 PORTLAND ROAD #47 - KENNEBUNK

PROFESSIONAL OFFICE CONDO FOR SALE OR LEASE



PROPERTY TYPE: OFFICE CONDO

BUILDING SIZE: 3,290+/- SF

ZONING: SC - SUBURBAN COMM.

PARKING: SHARED PARKING LOT

TRAFFIC COUNT: 14,153 AADT23

WELL ESTABLISHED CONDO ASSOCIATION

LOCATED IN KENNEBUNK'S RETAIL HUB

CERTIFIED BUSINESS FRIENDLY COMMUNITY

EXCELLENT OWNER/USER OR INVESTOR OPPORTUNITY

SALE PRICE: $325,000
LEASE RATE: $12/SF NNN



For more information contact:

KIRK BUTTERFIELD
C: 207-205-4007
O: 207-879-9800
kbutterfield@kw.com
balfourcommercial.com

KW COMMERCIAL
KELLER WILLIAMS REALTY

Magnusson Balfour
COMMERCIAL & BUSINESS BROKERS

Each Office Is Independently Owned and Operated.

62 PORTLAND RD #47 - KENNEBUNK
PROPERTY DETAILS

OWNER		Sweet Pea Holdings, LLC
BEST OR CURRENT USE		Owner/user or investment property
CONDO ASSOCIATION		Post Road Center
CONDO FEES		$454.50/Mo
NNN FEES		$4.58/SF
ZONING		SC - Suburban Commercial
TRAFFIC COUNT		14,153 AADT23
YEAR BUILT		1984; significant exterior upgrades in 2015
ACREAGE		N/A - part of association
BUILDING SIZE		3,290+/- SF
PARKING		15+ shared spaces
TAXES/YEAR		$3,710.50 (2025-26)
BOOK/PAGE		18465/0907
MAP/BLOCK/LOT		38/4/20
ROAD FRONTAGE		272+/- Ft
UTILITIES:	ELECTRIC	Circuit Breakers
	SEWER/WATER	Public/Public
	HEAT SYSTEM	Baseboard; electric
	COOLING	Central Air

OVERVIEW

Discover an exceptional opportunity with this large office condominium, ideally situated in a well-established professional complex. Located just off Route One with quick and convenient access to the Maine Turnpike, the property offers both visibility and accessibility in one of the area's most active commercial corridors.

Surrounded by restaurants, banks, and a variety of professional services, the property is in the heart of a thriving retail and business hub in a certified Business Friendly community. The versatile layout makes this condo well-suited for an owner/user seeking new headquarters, an investor looking to add a well-located asset to their portfolio, or a professional looking to start or expand a business. This office condo delivers an outstanding combination of size, convenience, and value—an ideal choice for those looking to establish a presence or invest in a strong and growing market.

This condo is available for sale at $325,000 or for lease at $12/SF NNN.

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. Each Office Is Independently Owned and Operated.

62 PORTLAND RD #47 - KENNEBUNK
PHOTOS











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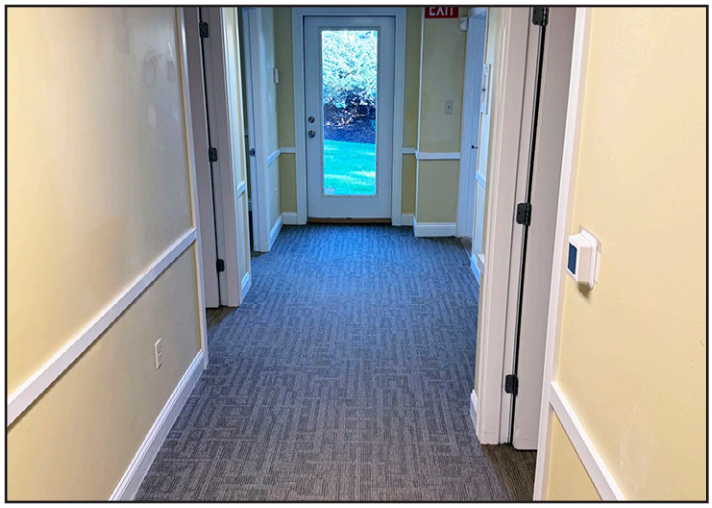
62 PORTLAND RD #47 - KENNEBUNK
PHOTOS









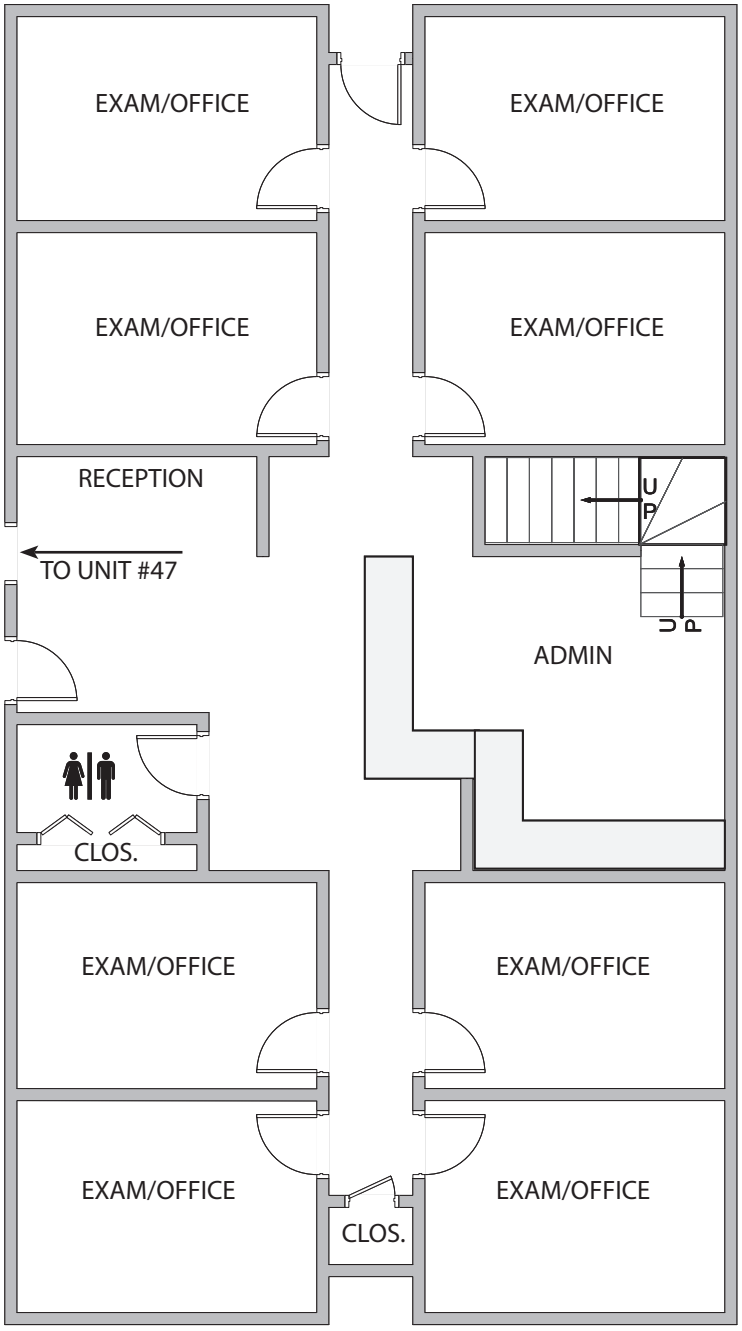




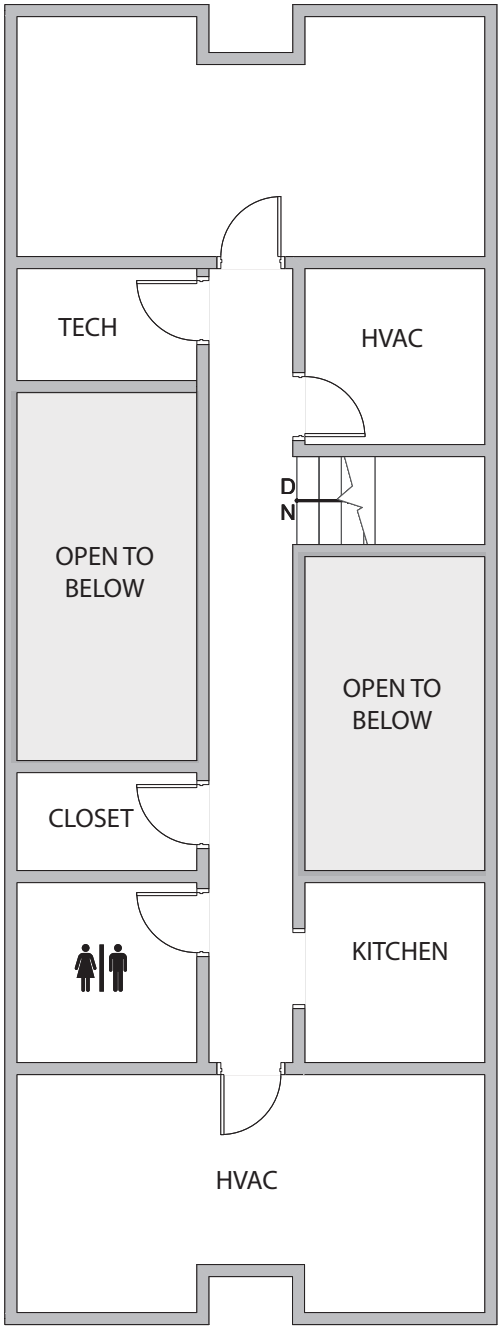
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FLOOR PLAN

FIRST FLOOR

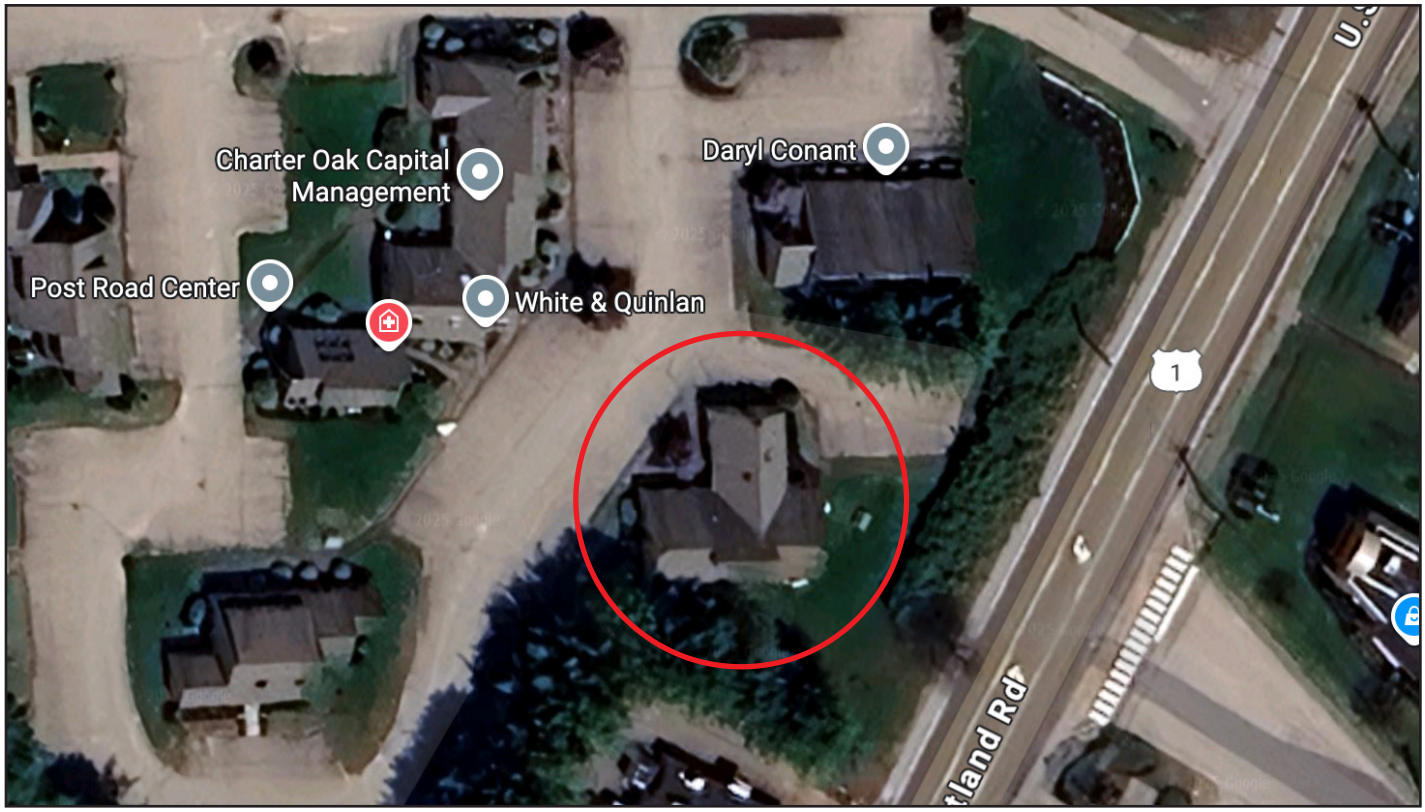


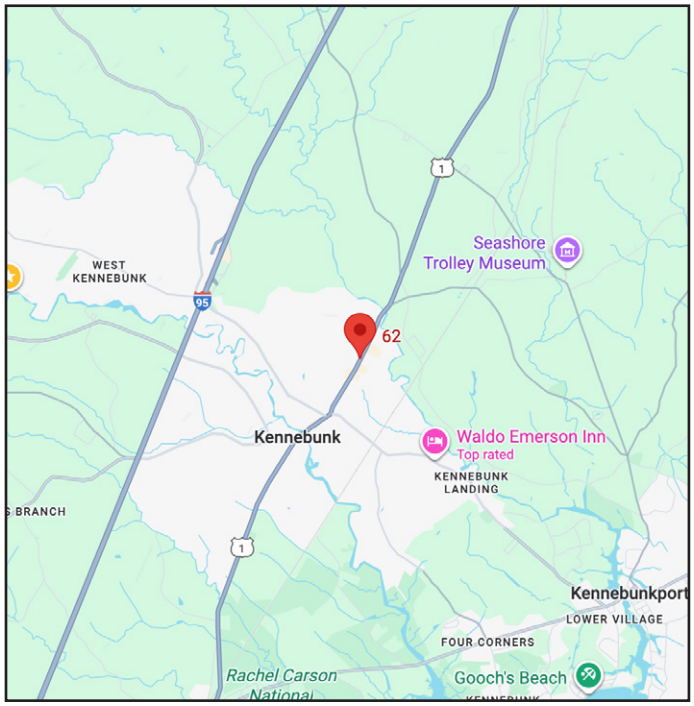
SECOND FLOOR

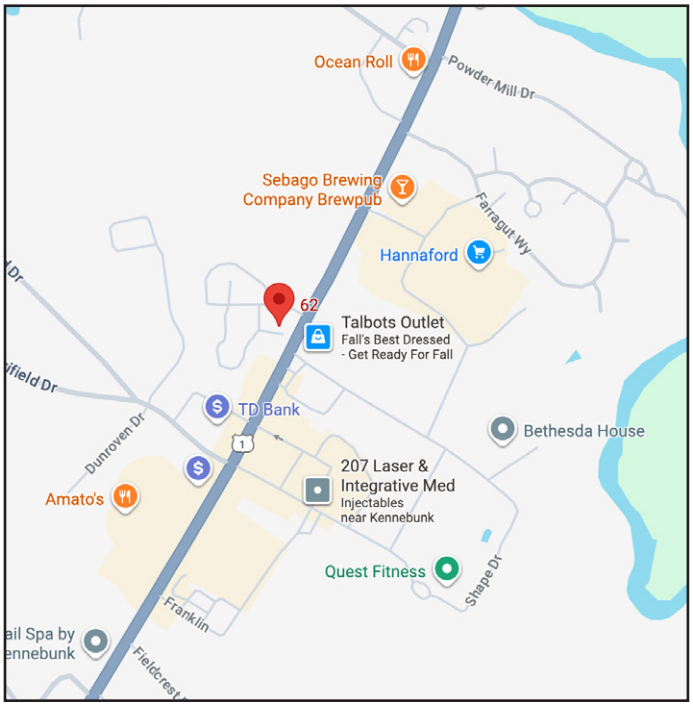


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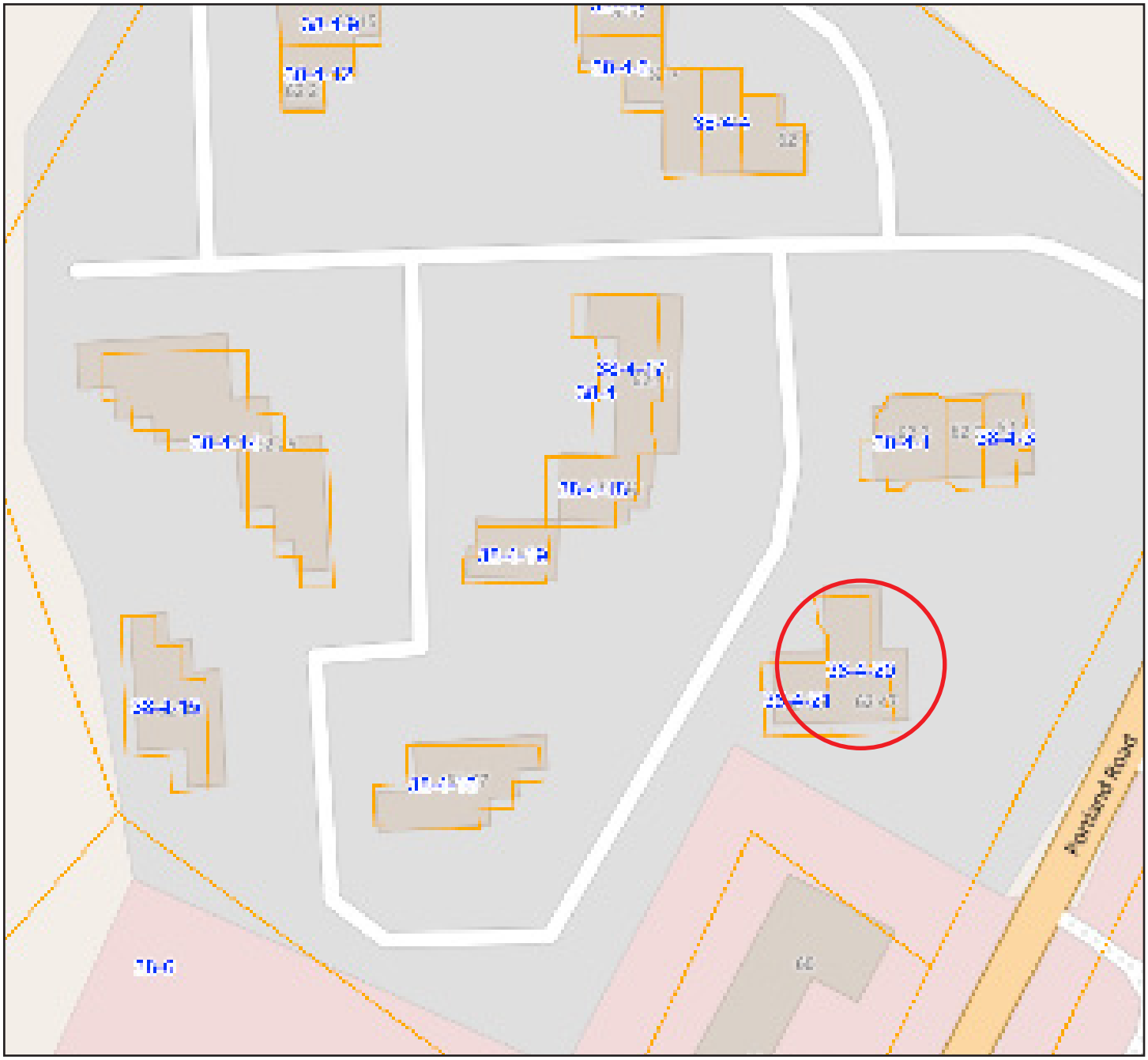






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Why Kennebunk?

Kennebunk is home to over 600 diverse businesses of all types ranging from a world class manufacturer and nationally known brand to sole proprietorships and home based businesses.

Kennebunk businesses represent the best of our free market system in retail, hospitality, manufacturing, and healthcare sectors.

Look at our track record!

- Just under $1.6 million in state and federal grants to support business
- Financing options through Tax Increment Financing, Pine Tree Zones and Revolving Loan Funds
- Economic Development Master Plan
- Annual Business Seminars and Expos
- Many networking opportunities

We are perfectly situated!

- 30 minutes north of Portland
- 30 minutes south to Portsmouth
- 90 minutes to Boston
- Minutes to Amtrak trains
- Right on Interstate 95
- Easy access to major airports! Portland Jetport, Boston Logan, and Manchester Airport are30- 90 minutes away

Certified Business-Friendly Community

Kennebunk became a Certified Business-Friendly Community in 2013 during the program's third round.

As part of that designation we:

- Received recognition on the State of Maine DECD website
- Became a key part of Maine's Business Attraction strategy
- Received two Business-Friendly Community signs

Information from https://www.kennebunkmaine.us/421/Why-Kennebunk

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NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 18465 PG 907**
Instr # 2020060985
11/25/2020 01:46:03 PM
Pages 2 YORK CO

After recording return to:
Bergen & Parkinson, LLC
62 Portland Road, Suite 25
Kennebunk, ME 04043

DLN 1002040122383

Space Above This Line For Recording Data

WARRANTY DEED

Maine R.E. Transfer Tax Paid

KNOW ALL PERSONS BY THESE PRESENTS, that **JOHN B. LANE AND DEBORAH B. LANE,** of 8 Hemlock Lane, Kennebunk, Maine FOR CONSIDERATION PAID, hereby grant to **SWEET PEA HOLDINGS LLC**, a Maine limited liability company, with a mailing address of P.O. Box 1100, Kennebunkport, Maine 04046, with WARRANTY COVENANTS, a certain lot or parcel of land, together with any improvements thereon and all rights appurtenant thereto, commonly known and designated as 62 Portland Road, Units 47, 48 & 49, located in the Town of Kennebunk, York County, Maine; being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

IN WITNESS WHEREOF, John B. Lane and Deborah B. Lane by John B. Lane, her Attorney in Fact have hereunder set his hand and seal as of this 24th day of November 2020.

Witness

John B. Lane

Witness

Deborah B. Lane by John B. Lane, her Attorney in Fact

STATE OF MAINE
York County, ss. November 24, 2020

Personally appeared the above-named John B. Lane individually and in his said capacity as Attorney in Fact for Deborah B. Lane and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Attorney at Law/~~Notary Public~~

Scott M. Edmunds
ATTORNEY AT LAW

EXHIBIT A

UNITS NUMBERED 47, 48 AND 49 in Building Number 8, of POST ROAD CENTER, a condominium located in Kennebunk, in the County of York and State of Maine, together with Two (2%) of the undivided interest appertaining to each of the above Units in the common areas and facilities of said POST ROAD CENTER, all as more fully set forth in the Declaration of Condominium of POST ROAD CENTER, dated July 28, 1982 and duly recorded in the York County Registry of Deeds in Book 2975, Page 233 and Amendment to Declaration dated March 14, 1984 andrecorded in said Registry in Book 3258, Page 284, Amendment to Declaration dated December 28, 1984 and recorded in said Registry in Book 3440, Page 326, and Amended and Restated Declaration of Condominium recorded January 2, 1986 in said Registry of Deeds in Book 3726, Page 289; said Declaration, together with the Schedule and Exhibits thereto, and said Amendments, being incorporated herein by reference as though set forth at length herein.

In the event that Bowley & Brown, Incorporated, and its successors and assigns as Grantors and Developers of said POST ROAD CENTER, shall elect in accordance with said Declaration to reduce the total number of units to either Forty (40) units of Thirty-two (32) units, the undivided interest as aforementioned for each unit aforementioned, is automatically increased to Two and Five Tenths (2.5%) percent in the event of Forty (40) Units, and Three and One Hundred Twenty-Five Thousandths (3.125%) percent in the event of Thirty-two (32) Units.

Reference is hereby made to the survey and plan of the "Post Road Center", dated December 10, 1981, consisting of one (1) sheet, duly recorded in the York County Registry of Deeds under Unit Ownership in Condominium File Number 65, said survey and plan being incorporated herein by reference.

Reference is further made to additional plans of the Units of said POST ROAD CENTER, entitled "Diagrammatic Floor Plans for Buildings 1 - 8, Units 1-50, for Post Road Center", which said plans are duly recorded in the York County Registry of Deeds under Unit Ownership in said Condominium File Number 65.

Post Road Center encompasses the premises conveyed to Bowley & Brown, Incorporated, by deed of Robert H. Brown, Jr. and Stephen J. Bowley, Builder, dated September 1, 1981 and recorded in the York County Registry of Deeds in Book 2874, Page 90.

The premises conveyed hereby are conveyed subject to all of the rights, reservations, conditions, restrictions, regulations and matter set forth in the aforementioned Declaration of Condominium and on all of the aforementioned plans, the within Grantees, as part of the considerations given herefor, agreeing to abide by all of the said matters contained within said Declaration, set forth on said Plans and recited in the By-Laws of Post Road Center Association, and further consenting to any election by Grantor/Developer reducing the number of units and to the automatic increase in the undivided interest in the common areas and facilities all as set forth above and in the Declaration of Condominium.

Being the same premises conveyed to John B. Lane and Deborah B. Lane by Clifford L. Faldman by Warranty Deed dated March 21, 2008 and recorded in the York County Registry of Deeds in Book 15378, Page 353.

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

REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

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

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

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

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

You May Become A Client

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

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

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

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

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

WHAT IS A DISCLOSED DUAL AGENT?

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

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

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

THIS IS NOT A CONTRACT

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

To Be Completed By Licensee

This form was presented on (date)_____

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

_____

by_____
Licensee's Name

on behalf of_____
Company/Agency

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

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