1977 LISBON STREET - LEWISTON
FITNESS/COMMUNITY CENTER FOR SALE



PROPERTY TYPE: FITNESS CENTER/FLEX COMM.

BUILDING SIZE: 13,458+/- SF

ACREAGE: 1.99+/- ACRES

ZONING: HB - HIGHWAY BUSINESS

TRAFFIC COUNT: 12,940 AADT23

INDOOR POOL, HOT TUB, & SAUNA

BUSY ROUTE 196 LOCATION

DEDICATED FITNESS/WORKOUT ROOMS

SELECT EQUIPMENT INCLUDED IN SALE

SALE PRICE: $875,000



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

1977 LISBON ST - LEWISTON
PROPERTY DATA

OWNER		Young Mens Christian Association of Auburn-Lewiston (YMCA)
BEST OR CURRENT USE		Fitness/Community Center
ZONING		HB - Highway Business
TRAFFIC COUNT		12,940 AADT23
YEAR BUILT		1962
YEAR RENOVATED		2021
ACREAGE		1.995+/-Acres
BUILDING SIZE		13,458+/- SF
PARKING		40-45 spaces in private lot
TAXES/YEAR		$33,248.40 (2026)
BOOK/PAGE		10966/281
MAP/BLOCK/LOT		045/000/005
ROAD FRONTAGE		165+/- Ft
UTILITIES:	**ELECTRIC**	Circuit Breakers
	SEWER	Public
	WATER	Public
	HEAT SYSTEM	Forced Hot Water; Natural Gas
	COOLING	Heat Pumps & Central Air

OVERVIEW

Excellent investment opportunity offering 13,000± SF of versatile commercial space in a high-visibility location along busy Lisbon Street (Route 196) in Lewiston. Currently operated as a fitness center, the building features an indoor pool, hot tub, spacious sauna, dedicated fitness and workout rooms, and ample on-site parking.

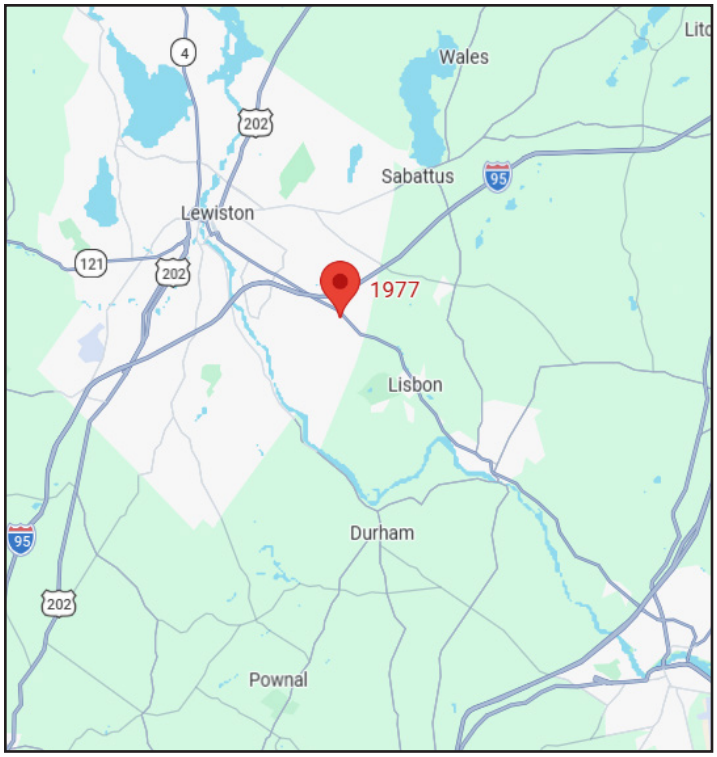
The property's size, existing amenities, and flexible layout offer potential for continued recreational use or redevelopment for a variety of alternative uses. Ideally situated along a high-traffic commercial corridor with convenient access to the Maine Turnpike and Lewiston/Auburn area amenities.

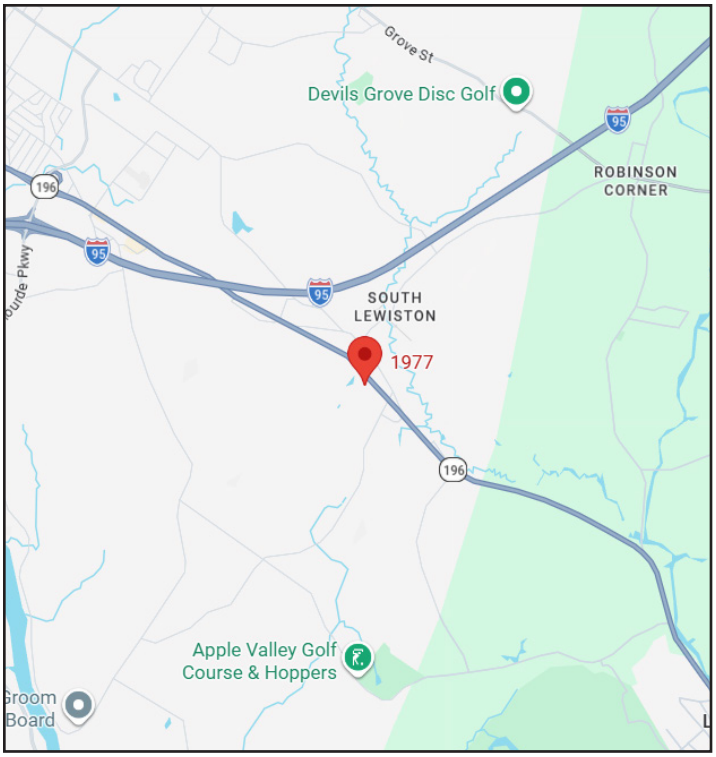
Select fitness equipment is included in the sale. The property is currently owned by the YMCA; business goodwill is not included in the transaction.

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1977 LISBON ST - LEWISTON
LOCATION INFORMATION







50 Sewall St. - Portland, Maine 04102 • Tel. 207-774-7715 • www.balfourcommercial.com

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1977 LISBON ST - LEWISTON
PHOTOS





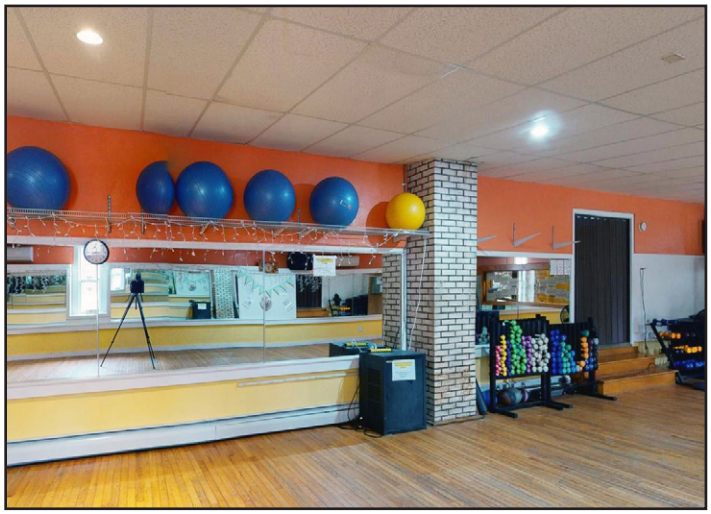


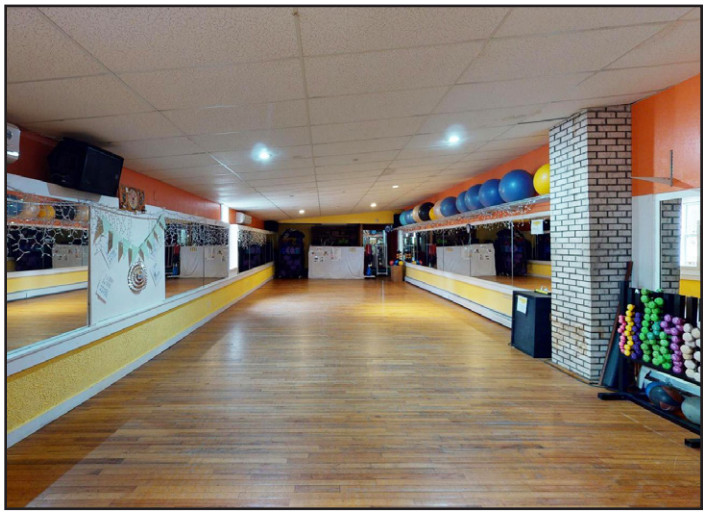




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1977 LISBON ST - LEWISTON
PHOTOS

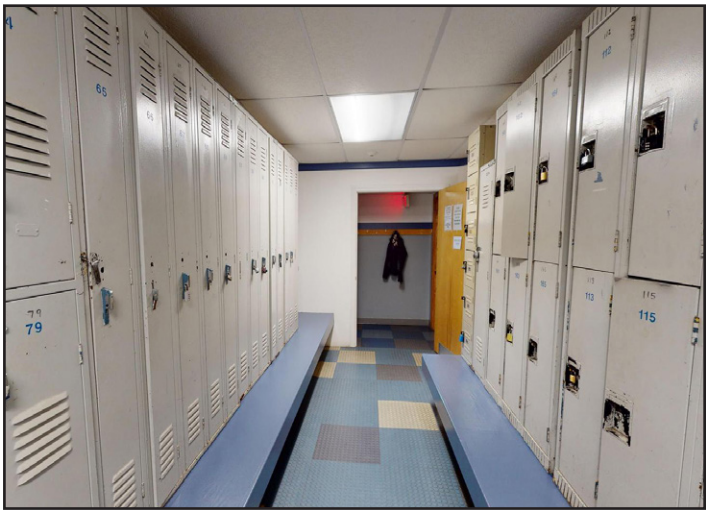












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1977 LISBON ST - LEWISTON
PHOTOS









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KW COMMERCIAL KELLER WILLIAMS REALTY

Magnusson Balfour COMMERCIAL & BUSINESS BROKERS

1977 LISBON ST - LEWISTON
ASSET LIST

Category	Description	Status	Market Value
Arc Trainers	Cybex ArcTrainer 600A	Included in sale price	$1,170
Arc Trainers	Cybex ArcTrainer 600A	Included in sale price	$1,170
Arc Trainers	Cybex ArcTrainer 425A	Included in sale price	$1,040
Arc Trainers	Concept2 RowErg	Included in sale price	$500
Cable Machines	Paramont Cable Model PFT200a	Included in sale price	$1,250
Cable Machines	LifeFitness Cable Crossover	Included in sale price	$1,950
Hammer Strength	Nautilus Overhead Press	Included in sale price	$1,460
Hammer Strength	Nautilus Nitro Leg Press S3LP	Included in sale price	$2,030
Hammer Strength	Body Master Plate loaded Back Row	Included in sale price	$1,200
Hammer Strength	Body Masters 321 Lateral Raise	Included in sale price	$1,400
Hammer Strength	Body Master Calf Raise	Included in sale price	$750
Hammer Strength	Body Master Power Systems PS300	Included in sale price	$1,690
Hammer Strength	Body Master Pullup	Included in sale price	$700
Hammer Strength	Hammer Strength Linear Leg M#P1112	Included in sale price	$2,050
Hammer Strength	Hammer Strength Preacher Curl	Included in sale price	$420
Hammer Strength	Hammer Strength MTS Chest Press	Included in sale price	$1,690
Hammer Strength	LifeFitness Back Extension	Included in sale price	$1,820
Hammer Strength	LifeFitness Abdominal Crunch	Included in sale price	$1,750
Hammer Strength	LifeFitness Assisted Pullup/Dip	Included in sale price	$1,920
Hammer Strength	Ab Coaster	Included in sale price	$560
Hammer Strength	Ab Solo	Included in sale price	$750
Hammer Strength	Concept II Row Ergometer	Included in sale price	$420
Hammer Strength	PreCor Stretch Trainer	Included in sale price	$500
Hammer Strength	Tuff Stuff Back Extension	Included in sale price	$1,690
Hammer Strength	Nautilus Seated Shoulder Press	Included in sale price	$1,480
Hammer Strength	Cybex Upright Bench	Included in sale price	$360
Isolation Machines	Cybex Eagle Hip Abduction/Adduction	Included in sale price	$1,770
Isolation Machines	Cybex Eagle(Fitness Systems) Wrist	Included in sale price	$1,090
Isolation Machines	Cybex Eagle Fly/Rear Delt M#11111-90	Included in sale price	$1,690
Lifting Equipment	Cybex Smith Machine	Included in sale price	$2,010

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Magnusson Balfour COMMERCIAL & BUSINESS BROKERS

1977 LISBON ST - LEWISTON
ASSET LIST

Category	Description	Status	Market Value
Lifting Equipment	Cybex Plate Loaded Advanced Shoulder	Included in sale price	$1,500
Lifting Equipment	Cybex Adjustable Bench	Included in sale price	$480
Lifting Equipment	Cybex Decline Bench	Included in sale price	$430
Lifting Equipment	Cybex Shoulder Press	Included in sale price	$1,840
Lifting Equipment	Cybex Flat Bench Press	Included in sale price	$650
Lifting Equipment	Body Master RDL Platform	Included in sale price	$320
Lifting Equipment	Body Master Curl Bar Stand	Included in sale price	$270
Lifting Equipment	Body Master Incline Bench	Included in sale price	$440
Lifting Equipment	LifeFitness Weight Tree	Included in sale price	$310
Lifting Equipment	LifeFitness Weight Tree	Included in sale price	$310
Lifting Equipment	LifeFitness Weight Tree	Included in sale price	$310
Lifting Equipment	LifeFitness Decline Moveable bench	Included in sale price	$370
Lifting Equipment	Box Squat Racks	Included in sale price	$580
Lifting Equipment	Box Squat Racks	Included in sale price	$580
Lifting Equipment	Element Fitness Tree	Included in sale price	$50
Lifting Equipment	Generic Weight Tree	Included in sale price	$50
Lifting Equipment	Hammer Strength Adjustable Bench	Included in sale price	$320
Lifting Equipment	Generic Flat Bench	Included in sale price	$150
Lifting Equipment	Hammer Strength Dumbbell Rack 15-55lbs	Included in sale price	$690
Lifting Equipment	Troy Dumbbell rack	Included in sale price	$520
Lifting Equipment	Troy Dumbbells 25-35lbs	Included in sale price	$300
Lifting Equipment	Muscle Dynamic Dummbells 15-55lbs	Included in sale price	$560
Lifting Equipment	Muscle Dynamic Dumbbells 5-100lbs	Included in sale price	$2,800
Lifting Equipment	Muscle Dynamic Dumbbells 100-120	Included in sale price	$1,120
Matrix	Nautilus Lat Pulldown	Included in sale price	$1,460
Matrix	Nautilus Rotery Torso	Included in sale price	$1,610
Matrix	Nautilus Leg Extension	Included in sale price	$1,300
Matrix	Nautilus Seated Leg Curl	Included in sale price	$1,430
Matrix	Nautilus Abdominal	Included in sale price	$1,300
Matrix	Nautilus Tricep Extension	Included in sale price	$1,460

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Magnusson Balfour COMMERCIAL & BUSINESS BROKERS

1977 LISBON ST - LEWISTON
ASSET LIST

Category	Description	Status	Market Value
Matrix	Nautilus Preacher Curl	Included in sale price	$1,090
Matrix	Nautilus Bench Press	Included in sale price	$1,460
Other	Reebok Aerobic steps (3)	Included in sale price	$50
Other	Century Wave Master Cardio Bag	Included in sale price	$30
Other	Pool Weights	Included in sale price	$120
Other	Silver Sneaker kickboards	Included in sale price	$680
Other	Pool noodles	Included in sale price	$90
Stair Climbers	LifeFitness CLSS	Included in sale price	$860
Stair Climbers	LifeFitness CLSS	Included in sale price	$860
Stationary Bikes	Star Trac Bike	Included in sale price	$630
Stationary Bikes	Star Trac Bike	Included in sale price	$630
Stationary Bikes	Cybex Recumbent Bike	Included in sale price	$630
Stationary Bikes	Life Fitness 95r Life Cycle	Included in sale price	$860
Stationary Bikes	Life Fitness 95r Life Cycle	Included in sale price	$860
Stationary Bikes	SciFit Life Cycle	Included in sale price	$1,520
Stationary Bikes	Cybex Upright	Included in sale price	$680
Treadmills	Life Fitness CLSX	Included in sale price	$1,170
Treadmills	Life Fitness CLSX	Included in sale price	$1,170
Treadmills	Life Fitness 95t	Included in sale price	$1,530
		TOTAL INCLUDED	**$76,710**

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Magnusson Balfour COMMERCIAL & BUSINESS BROKERS

1977 LISBON ST - LEWISTON
ASSET LIST

Category	Description	Status	Market Value
Arc Trainers	Cybex ArcTrainer 771AT	Negotiable	$1,440
Hammer Strength	Nautilus Military Press- seated frame	Negotiable	$1,040
Lifting Equipment	Body Master Curl Bar Stand S#0025213	Negotiable	$270
Lifting Equipment	Trap Deadlift bar	Negotiable	$130
Lifting Equipment	Olympic Bar (3)	Negotiable	$320
Lifting Equipment	Fixed EZ Curl Bars 25-115lbs	Negotiable	$650
Lifting Equipment	Assorted Dummbells (12 pairs) 2-15lbs	Negotiable	$190
Other	Yoga Blocks (30)	Negotiable	$50
Other	Yoga Wedges (12)	Negotiable	$30
Other	Yoga straps (6)	Negotiable	$10
Other	Yoga Blankets (12)	Negotiable	$40
Other	Exercise Mats (13)	Negotiable	$60
Other	Small Swiss Ball (1-yellow)	Negotiable	$-
Other	Medium Swiss Ball (8-Blue)	Negotiable	$30
Other	Large Swiss Ball (4-Black and Clear)	Negotiable	$20
Other	Red Resistance bands (10)	Negotiable	$30
Other	Purple Resistance bands (3)	Negotiable	$10
Other	Green Resistance bands (8)	Negotiable	$20
Other	The Steps- Aerobic Step	Negotiable	$10
Other	Generic Agility ladder	Negotiable	$-
Other	Sparring pads (2)	Negotiable	$20
Other	Gronk Fitness Jump Box	Negotiable	$40
Other	Bosu Ball	Negotiable	$20
Other	Medicine Balls (4-8lbs) (3)	Negotiable	$20
Other	Slam Balls (10-20lbs) (3)	Negotiable	$20
Other	Heavy Bag	Negotiable	$40
Other	Title Boxing Heavy Bag Stand	Negotiable	$40
Other	Loop bands	Negotiable	$10
Other	Cycle bikes (11)	Negotiable	$2,380
Other	Speed Rope	Negotiable	$90

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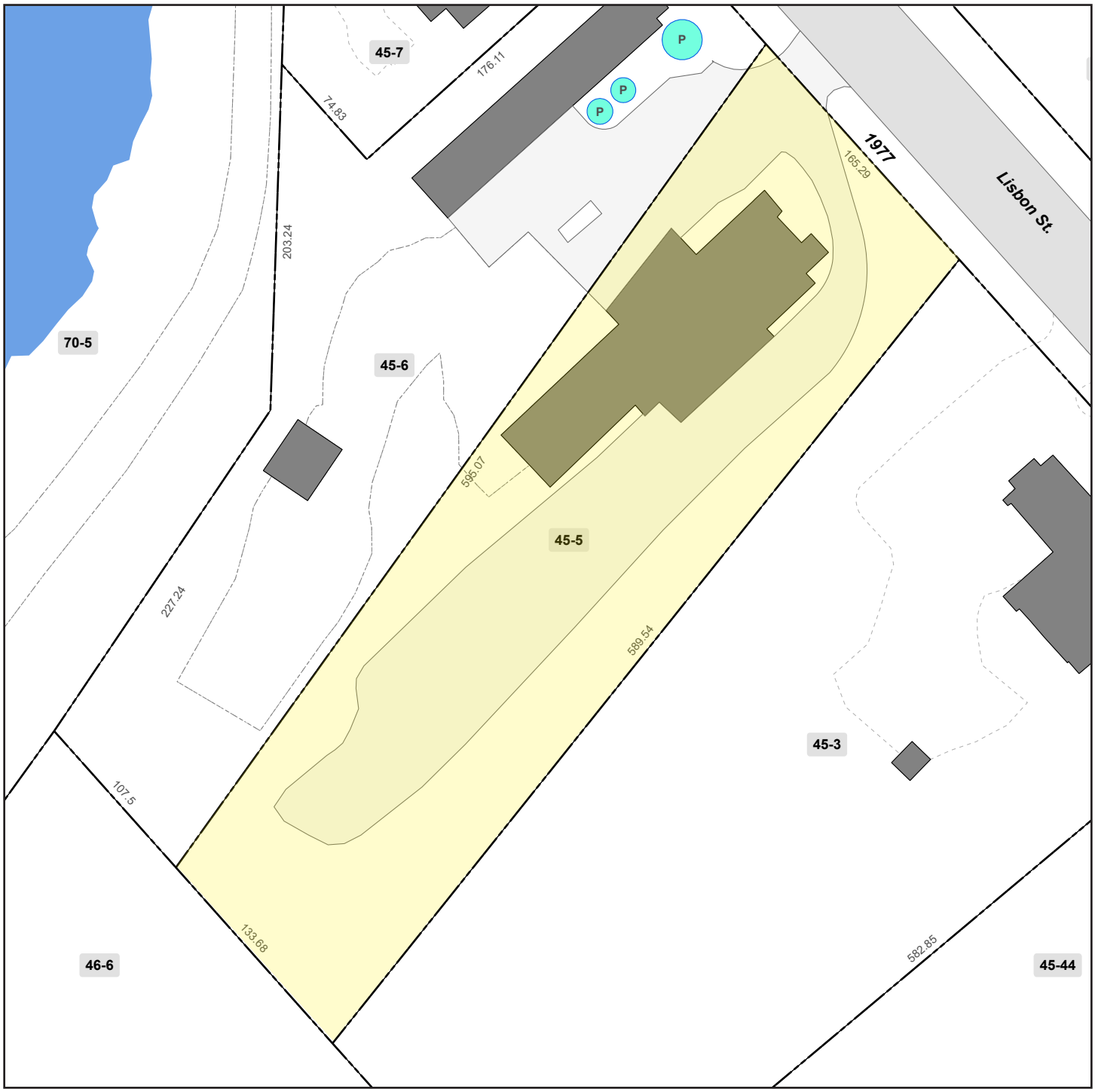
Magnusson Balfour COMMERCIAL & BUSINESS BROKERS

1977 LISBON ST - LEWISTON
ASSET LIST

Category	Description	Status	Market Value
Stationary Bikes	SciFit Life Cycle	Negotiable	$1,520
Treadmills	Matrix T-PS Touch XL C	Negotiable	$3,600
Treadmills	Matrix T-PS Touch XL C	Negotiable	$3,600
Treadmills	Matrix T-PS Touch XL C	Negotiable	$3,600
Treadmills	Matrix T-PS Touch XL C	Negotiable	$3,600
Treadmills	Matrix T-PS Touch XL C	Negotiable	$3,600
Treadmills	Matrix T-PS Touch XL C	Negotiable	$3,600
		TOTAL NEGOTIABLE	**$30,150**

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1977 LISBON ST - LEWISTON
TAX MAP



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Bk 10966 Pg281 #27800
12-08-2021 @ 03:01p

DLN #1002140175173

WARRANTY DEED

T&L Properties, LLC, a Maine limited liability company with a place of business at 1977 Lisbon Street, Lewiston, County of Androscoggin and State of Maine, for consideration paid, grants to **The Young Men's Christian Association of Auburn-Lewiston,** a Maine non-profit corporation with a place of business at 62 Turner Street, Auburn, County of Androscoggin and State of Maine, with **WARRANTY COVENANTS**, a certain lot or parcel of land, together with the buildings and improvements thereon, situated at 1977 Lisbon Street in Lewiston, County of Androscoggin, and State of Maine, bounded and described more particularly in the Exhibit A attached hereto and made a part hereof.

WITNESS WHEREOF, T&L Properties, LLC has caused this instrument to be signed by Lisa Fontaine, its duly authorized Member, this 8th day of December, 2021.

Witness

T&L Properties, LLC

By: _____
Lisa Fontaine, Its Member

STATE OF MAINE
ANDROSCOGGIN, SS.

December 8, 2021

Personally appeared the above-named Lisa Fontaine, in her said capacity, and acknowledged the foregoing instrument to be her free act and deed, and the free act and deed of said T&L Properties, LLC. Before me,

_____
Daniel A. D'Auteuil, Jr., Attorney at Law

EXHIBIT A

PARCEL ONE:

A certain lot or parcel of land with the buildings thereon, situated in the City of Lewiston, County of Androscoggin, State of Maine, bounded and described as follows:

Commencing in the southwesterly line of the new location of State Highway "Z", known as Route 196, at a point 125 feet southeasterly of its intersection with the southeasterly line of land now or formerly of One Cole; thence in a southeasterly direction by said southwesterly line of State Highway "Z" one hundred twenty-five (125) feet; thence at right angles in a southwesterly direction five hundred ninety two and eighty-five hundredths (592.85) feet more or less to land now or formerly of Ovila Bussiere; thence at right angles in a northwesterly direction, parallel with said southwesterly line of State Highway "Z" one hundred seven and five tenths (107.5) feet; thence northeasterly about five hundred ninety-six (596) feet to the point of beginning.

Excepting and reserving the warehouse building presently situated in part on the above described premises, and the above described premises are conveyed subject to the right of Merit of Maine, Inc., its successors and assigns to maintain said warehouse building in its present location and to enter upon the above described premises for all purposes associated with the use and maintenance of said warehouse building, and subject further to the right of Merit of Maine, Inc., its successors and assigns to use in common with the Grantee the driveways and parking areas on the above described premises for all normal business purposes.

Also conveyed herein is the right to use in common with Merit of Maine, Inc. the driveways and parking areas on land retained by Merit of Maine, Inc. for all normal business purposes.

Being the same premises conveyed to T&L Properties, LLC by virtue of the deed from D.A. Coburn, Inc. dated August 12, 2005 and recorded August 24, 2005 in the Androscoggin Registry of Deeds in Book 6465, Page 177.

PARCEL TWO:

A certain lot or parcel of land lying on the westerly side of the Lisbon Road, so-called, in the City of Lewiston, County of Androscoggin, State of Maine, being bounded and described as follows:

Beginning at the southeasterly corner of land now of the grantee T&L Properties, LLC as described in a warranty deed from D.A. Coburn, Inc. dated August 12, 2005 and recorded in the Androscoggin County Registry of Deeds in Book 6465, Page 177, said point being marked by a 5/8" iron rod found flush with the ground on the westerly side line of the Lisbon Road, so-called;

Thence S 24° 27' 41" E along the said westerly side line of the Lisbon Road a distance of forty and twelve hundredths (40.12') feet to a point marked by a 5/8" capped iron rod set;

Thence S 56° 06' 25" W along land to be conveyed by the grantor Merit of Maine, Inc. to Sharon Company, LLC by warranty deed of near or even date and to be recorded herewith a distance of five hundred eighty-nine and fifty-four hundredths (589.54') feet to a point on the easterly side line of land now or formerly of Leon K. Ward and Patricia Cole as described in a warranty deed from Robert B. Dwinal and Jean P. Dwinal dated May 25, 2000 and recorded in said Registry of Deeds in Book 4440, Page 6, said point being marked by a 5/8" capped iron rod set;

Thence N 24° 24' 30" W along land now or formerly of said Leon K. Ward and Patricia Cole, a distance of twenty-six and eighteen hundredths (26.18') feet to a point, said point being marked by a 5/8" iron rod found 4" above grade;

Thence N 54° 46' 29" E along land of said T&L Properties, LLC a distance of five hundred ninety-one and ninety-six hundredths (591.96') feet to the point of beginning.

Containing 19,277 square feet

All Bearings are referenced to Magnetic North as delineated on a survey plan entitled, "Plan of Land in Lewiston, Maine", prepared for Robert B. Dwinal & Jean P. Dwinal, dated April 4, 1996 and revised April 22, 1996 by Hodgkins and Buker Land Surveyors, recorded at the Androscoggin County Registry of Deeds in Plan Book 39, Page 41.

Capped iron rods set refer to iron rods set with surveyor's ID cap stamped "SWI PLS1126".

The above description has been prepared by SurveyWorks, Inc. on the basis of an unrecorded standard boundary survey entitled "Merit of Maine Inc. Property, Lisbon Road, Lewiston, Maine", dated June 7, 2012 and prepared for Robert Clark, DVM, upon which plan the above premises are shown as land "To Be Conveyed to T&L Properties, LLC".

The above premises are conveyed subject to the following: 1) a utility easement from John R. Gallagher and Wilma J. Gallagher to Central Maine Power Company dated November 21, 1967 and recorded in said Registry of Deeds in Book 983, Page 41; and 2) a condemnation notice of layout and taking by the Maine State Highway Commission dated September 14, 1955 and recorded in said Registry of Deeds in Book 730, Page 274.

Being the same premises conveyed to T&L Properties, LLC by virtue of the deed from Merit of Maine, Inc. dated October 31, 2012 and recorded November 5, 2012 in the Androscoggin Registry of Deeds in Book 8529, Page 288.

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED

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.