FOR SALE/LEASE • RETAIL/OFFICE CONDOS

51 Western Avenue • Kennebunk, ME

MALONE
COMMERCIAL BROKERS







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SIX ADJOINING RETAIL/OFFICE CONDOS

- Units 1 through 3, and possibly 4, are available on a sale lease back basis with Hurlbutt Designs seeking a five-year or longer lease in the space they have occupied since 1998. The proposed lease structure is $25.00 per square foot on a triple net basis.
- Units 4 through 6 are available to an owner user with the preference to sell the three units together.
- Other businesses in the commercial association include Lindall Cedar Homes and Sunrooms, Lower Village Frameworks, Home & Kitchen Concepts, Kennebunk Outfitters and All Day Breakfast

SALE PRICE UNITS 1-3: $1,250,000
SALE PRICE UNITS 4-6: $749,000
LEASE RATE UNITS 4-6 ONLY: $22.00/SF NNN

PROPERTY SUMMARY

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Site Info

PROPERTY:	Rand Green Condominiums
OWNER:	Hurlbutt Realty, LLC
DEED:	Unit 1 & 2: Book 10219, Page 236 Unit 3 & 4: Book 11523, Page 1 Unit 5 & 6: Book 14840, Page 117
ASSESSOR:	Map 90, Lot 2
LOT SIZE:	0.09± AC
SIGNAGE:	On building and pylon on Western Ave
PARKING:	On-site customer parking with up to 50 shared spaces
ZONING:	Lower Village Business



Building Info

UNIT BREAKDOWN:	Unit 1: 1,703± SF Unit 2: 511± SF Unit 3: 606± SF Unit 4: 609± SF Unit 5: 602± SF Unit 6: 551± SF + 245± SF Loft
CONFIGURATION:	Unit 1 – mostly open floor plan with a second level for retail or office use Units 2 – 5 – mostly open floor plan with a kitchen area in #4 Unit 6 – two offices and one conference space as well as a loft office space
CONDO DUES:	$617 per month for all six units
ASSESSED VALUES:	Maine assessed values do not generally correspond with market values Unit 1 - $207,100 building + $145,700 land = $352,800 Unit 2 – $66,300 building + $43,500 land = $109,800 Unit 3 – 5 - $92,700 building + $51,200 land = $143,900 Unit 6 -$76,300 building + $47,500 land = $123,800

AVAILABLE:	60 days notice
YEAR BUILT:	1981
CONSTRUCTION:	Wood-frame
ROOF:	Asphalt shingles
SIDING:	Clapboard
FOUNDATION:	Slab
FLOORING:	Carpet, wood, tile
CEILING HEIGHT:	9-14' ±
ELECTRICITY:	100 amps, single phase
HVAC:	Units 1 – 4 electric heat pump system new in 2024 Units 5 – 6 propane fired furnace and mini-split
UTILITIES:	Municipal water/sewer
RESTROOM:	Units 1, 3 and 6 have small bathrooms Units 2 and 4 are plumbed for bathrooms Unit 5 the designated bathroom area houses the furnace
SPRINKLER:	No

HURLBUTT DESIGNS PHOTOS

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The Hurlbutt condominiums consist of six adjoining retail or office units that are located on Western Avenue in the Lower Village area of Kennebunk. Hurlbutt Designs is an upscale design and retail business that provides fine home furnishings, unique gifts along with interior design services to their select clientele from York to Northeast Harbor. Their well earned motto is “Creating distinctly refined, comfortable and one-of-a-kind spaces for your home”.





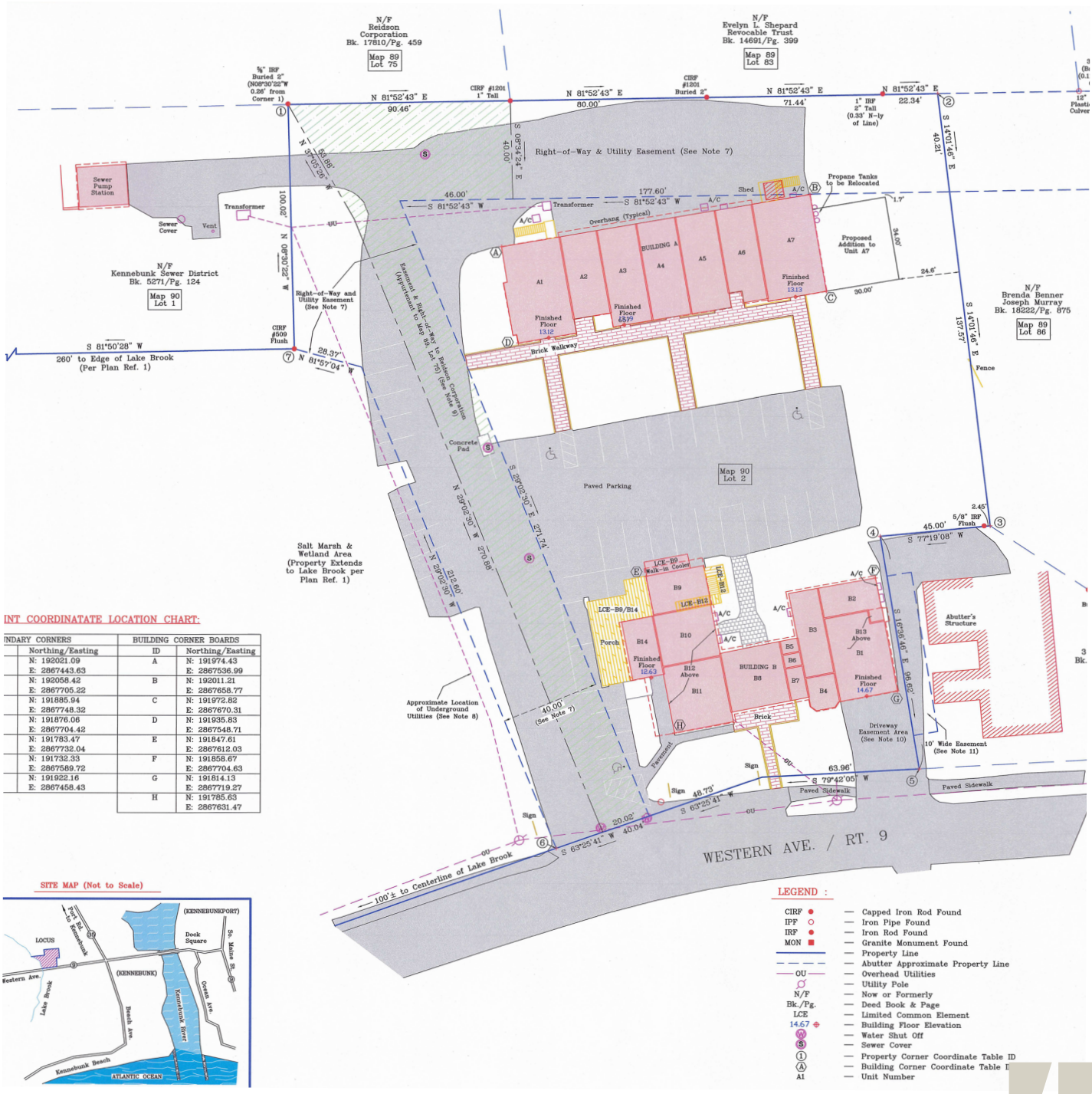




SURVEY

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INT COORDINATATE LOCATION CHART:

NDARY CORNERS		BUILDING CORNER BOARDS	
	Northing/Easting	ID	Northing/Easting
	N: 192021.09 E: 2867443.63	A	N: 191974.43 E: 2867536.99
	N: 192058.42 E: 2867705.22	B	N: 192011.21 E: 2867658.77
	N: 191885.94 E: 2867748.32	C	N: 191972.82 E: 2867670.31
	N: 191876.06 E: 2867704.42	D	N: 191935.83 E: 2867548.71
	N: 191783.47 E: 2867732.04	E	N: 191847.61 E: 2867612.03
	N: 191732.33 E: 2867589.72	F	N: 191858.67 E: 2867704.63
	N: 191922.16 E: 2867458.43	G	N: 191814.13 E: 2867719.27
		H	N: 191785.63 E: 2867631.47

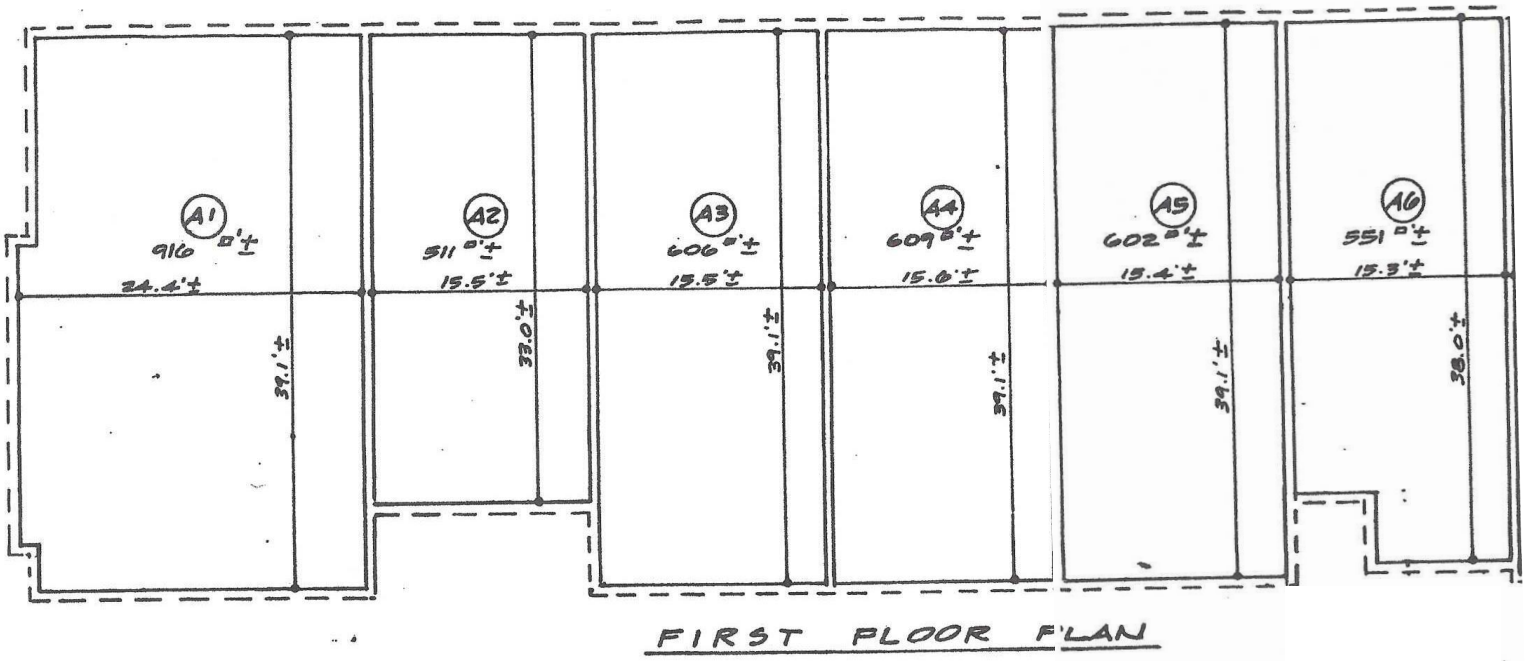
SITE MAP (Not to Scale)

LEGEND :

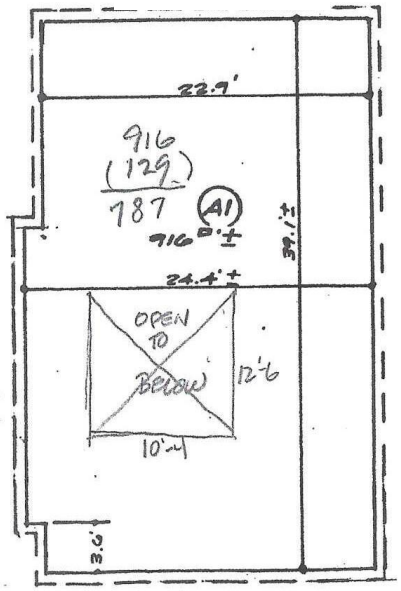
CIRF	Capped Iron Rod Found
IPF	Iron Pipe Found
IRF	Iron Rod Found
MON	Granite Monument Found
	Property Line
	Abutter Approximate Property Line
OU	Overhead Utilities
	Utility Pole
N/F	Now or Formerly
Bk./Pg.	Deed Book & Page
LCE	Limited Common Element
14.67	Building Floor Elevation
W	Water Shut Off
S	Sewer Cover
1	Property Corner Coordinate Table ID
A	Building Corner Coordinate Table I
A1	Unit Number

FLOOR PLAN

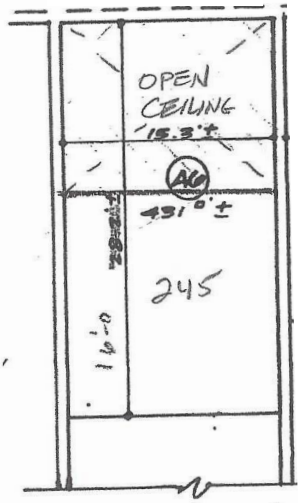
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FIRST FLOOR PLAN



SECOND FLOOR

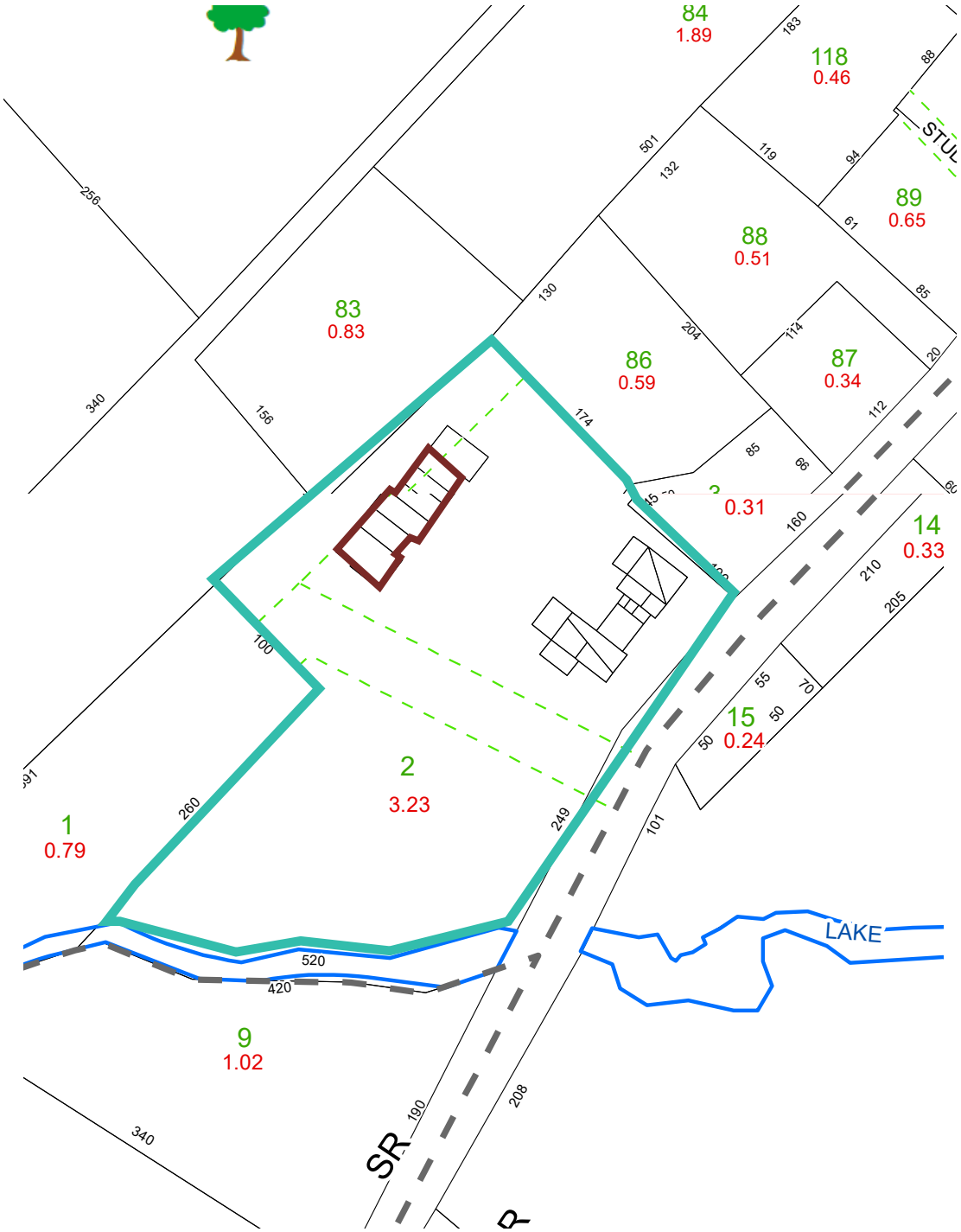


SECOND F

TAX MAP

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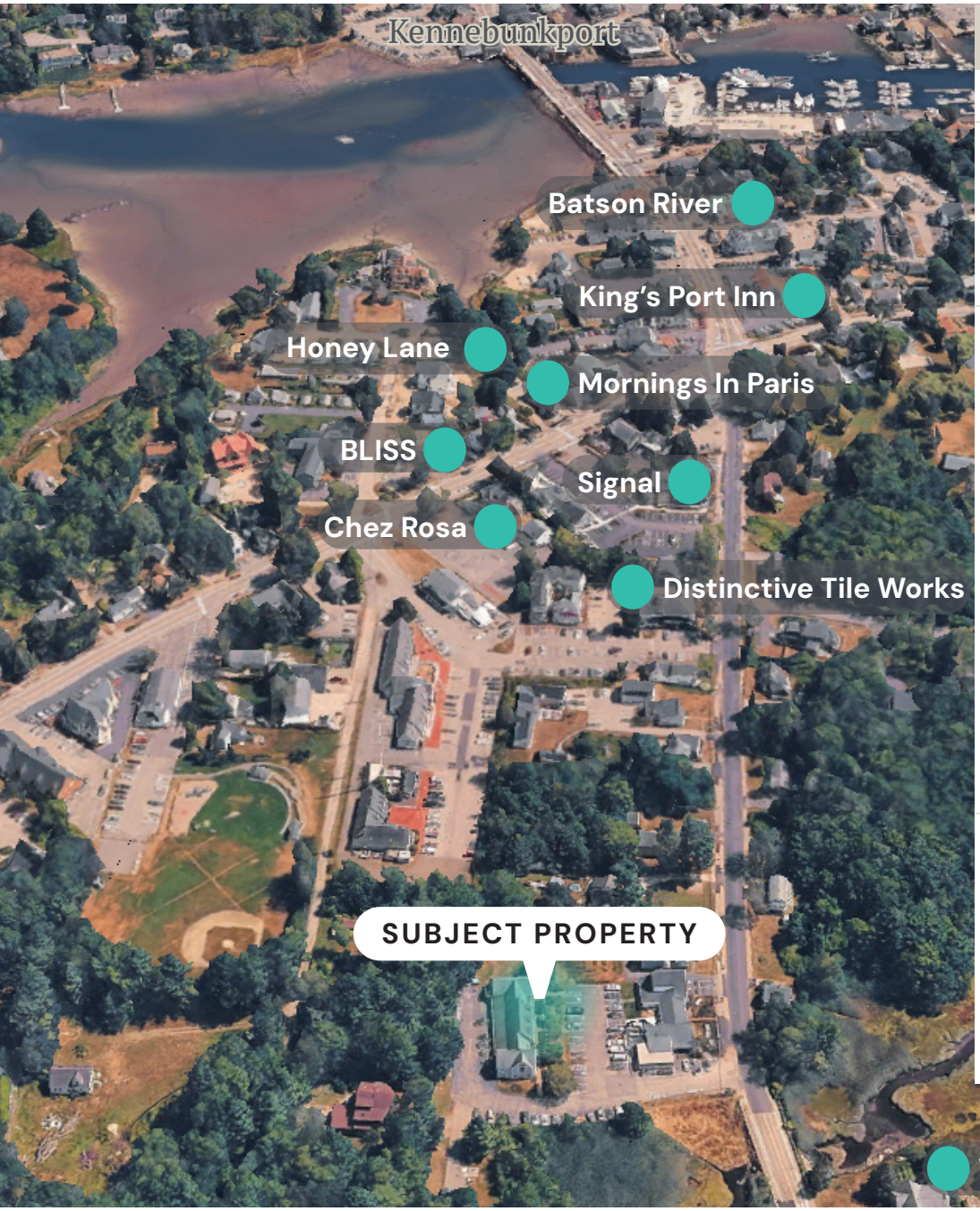
Six adjoining condos

Condo Association lot

LOCATION MAP

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NEARBY

STAY

King's Port Inn

DINE

WANDBY LANDING

Pedros

Mornings in Paris

BATSON RIVER
Brewing & Distilling

SIGNAL

SHOP

DISTINCTIVE
TILE • DESIGN • STONEWORKS

BLISS

HONEY LANE

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FLOOD MAP

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National Flood Hazard Layer FIRMette

FEMA

70°29'31"W 43°21'46"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

70°28'53"W 43°21'20"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/31/2026 at 2:59 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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