

0 RIVER ROAD - CHELSEA

3.5+/- ACRE COMMERCIAL LOT FOR SALE



PROPERTY TYPE: COMMERCIAL LAND

HIGH TRAFFIC ROUTE 9 LOCATION

ZONING: NONE

CITY-APPROVED BUILDING PLAN

ACREAGE: 3.5+/- ACRES

SELLER WILL BUILD TO SUIT

FRONTAGE: 344+/- FT

CLEARED SITE, GRAVEL PAD, ELECTRIC ON SITE

WATER/SEWER: NEEDED ONSITE

SALE PRICE: \$295,000



For more information contact:
DENNIS WHEELOCK
207-774-7715
dwheelock@balfourcommercial.com
www.balfourcommercial.com



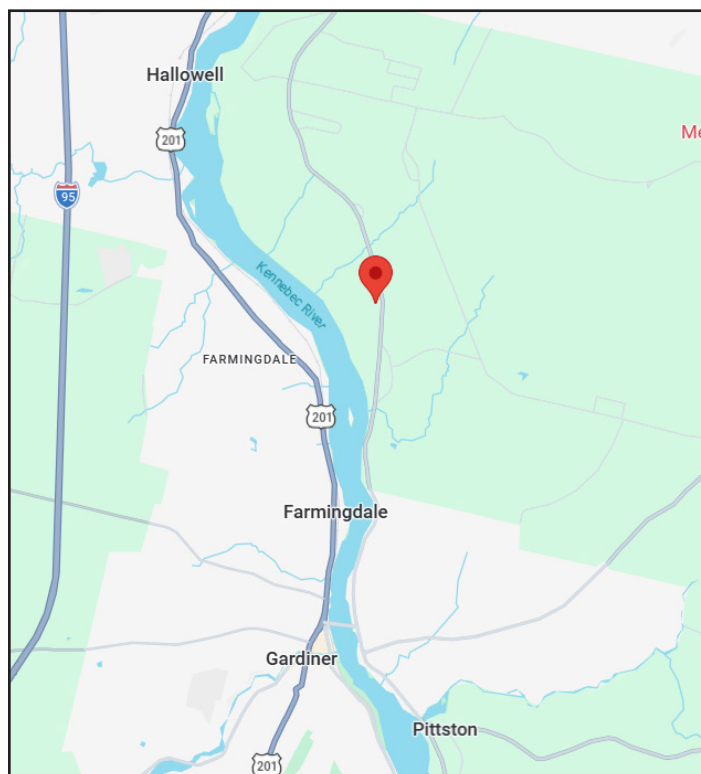
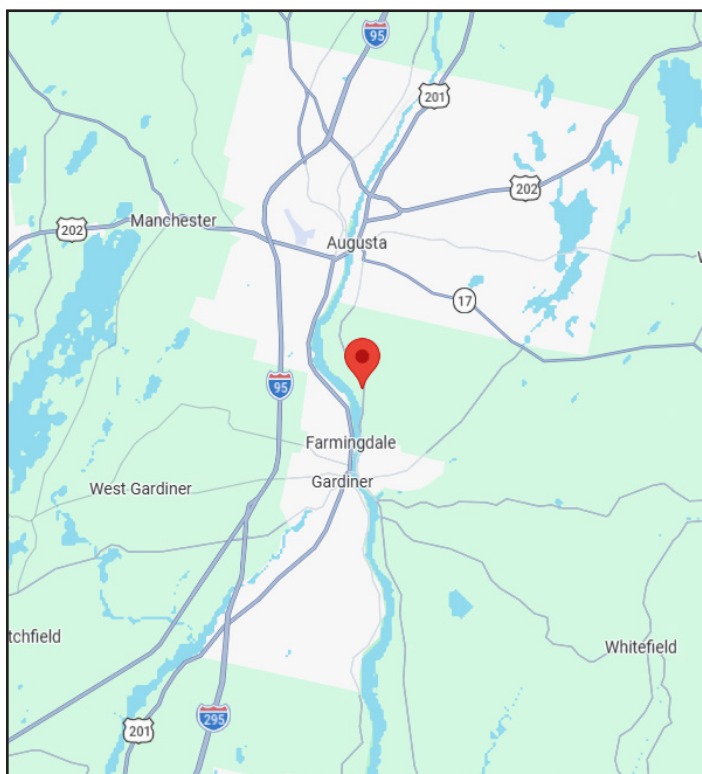
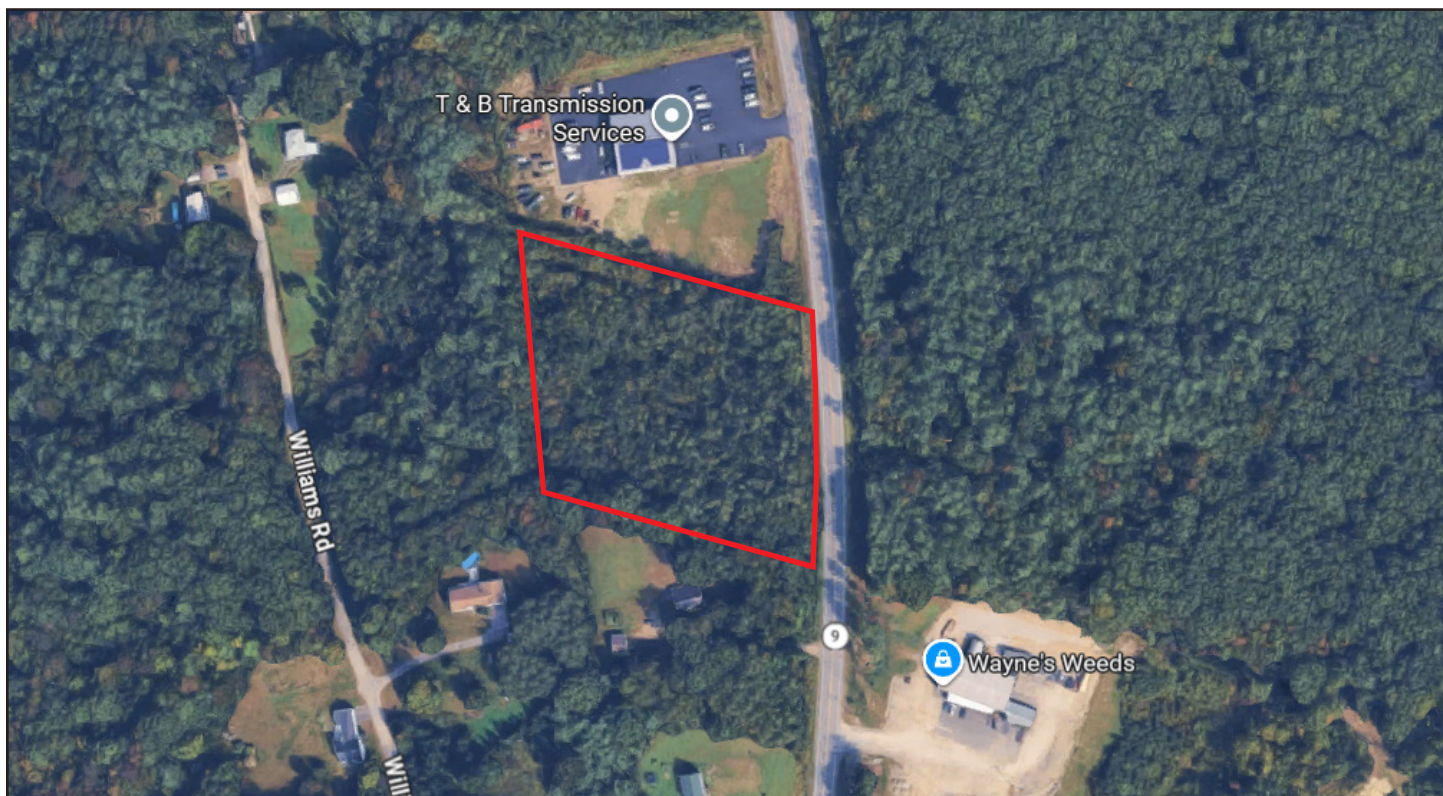
OWNER	Chelsealand, LLC
PROPERTY TYPE	General Commercial
ZONING	None
ACREAGE	3.5+/- Acres
PARKING	None
TAXES/YEAR	\$716.14 (2026)
BOOK/PAGE	15125/0020
MAP/BLOCK/LOT	004/002
ROAD FRONTAGE	377+/- Ft
TRAFFIC COUNT	8,870 AADT23
ELECTRIC	Available at street
GAS	No Gas
SEWER	Private
WATER	Private

OVERVIEW

Position your business for success on this 3.5± acre lot in a high-traffic Route 9 location. The site commands high elevation with excellent sight distance both north and south. Conveniently situated between Augusta and Gardiner and just minutes from area amenities, the Maine Turnpike and I-295, this cleared parcel offers strong visibility and accessibility for a variety of commercial uses.

A town-approved building plan is available, or buyers may bring their own vision for the property. The seller is also willing to partner with the buyer on a build-to-suit opportunity. Electricity is already on site; well and septic will be needed. This site is ideally suited for a financial institution, trades business, or similar commercial use.

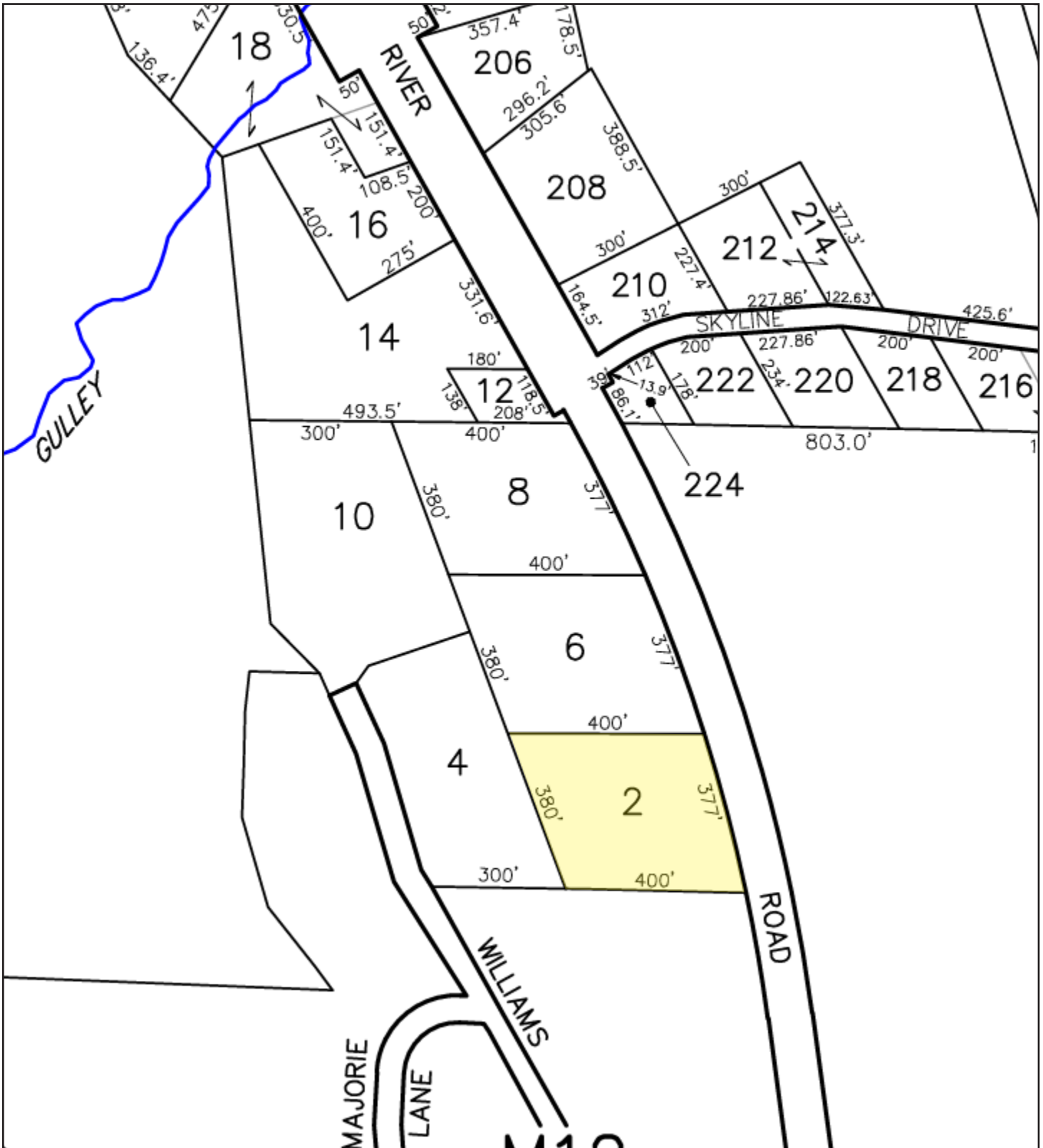
Known as the “Gateway to the Capital”, Chelsea’s economic vision is to create a business-friendly environment that provides a high quality of life, a vibrant economy, and a welcoming atmosphere, while protecting our town’s rural character and natural resources.



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

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.











GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

[illegible]

TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES

[illegible]

PERMANENT EROSION CONTROL MEASURES

ALL MEDIA REQUESTED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTRICTIONS REGARDING PUBLISHING, EDITING, OR DISTRIBUTION. ANY INFORMATION REQUESTED MUST BE PROVIDED WITHIN 10 BUSINESS DAYS OF REQUEST. REQUESTS FOR INFORMATION SHOULD BE SENT TO: FOIA@FBIHQ.GOV WITH A REQUEST FOR INFORMATION NUMBER.

INSTALLATION:

[illegible]

CONSTRUCTION PHASE:

[illegible]

POST-CONSTRUCTION REVEGETATION

[illegible]

DRUG SCHEDULE:

[illegible]

EROSION CONTROL DURING WINTER CONSTRUCTION

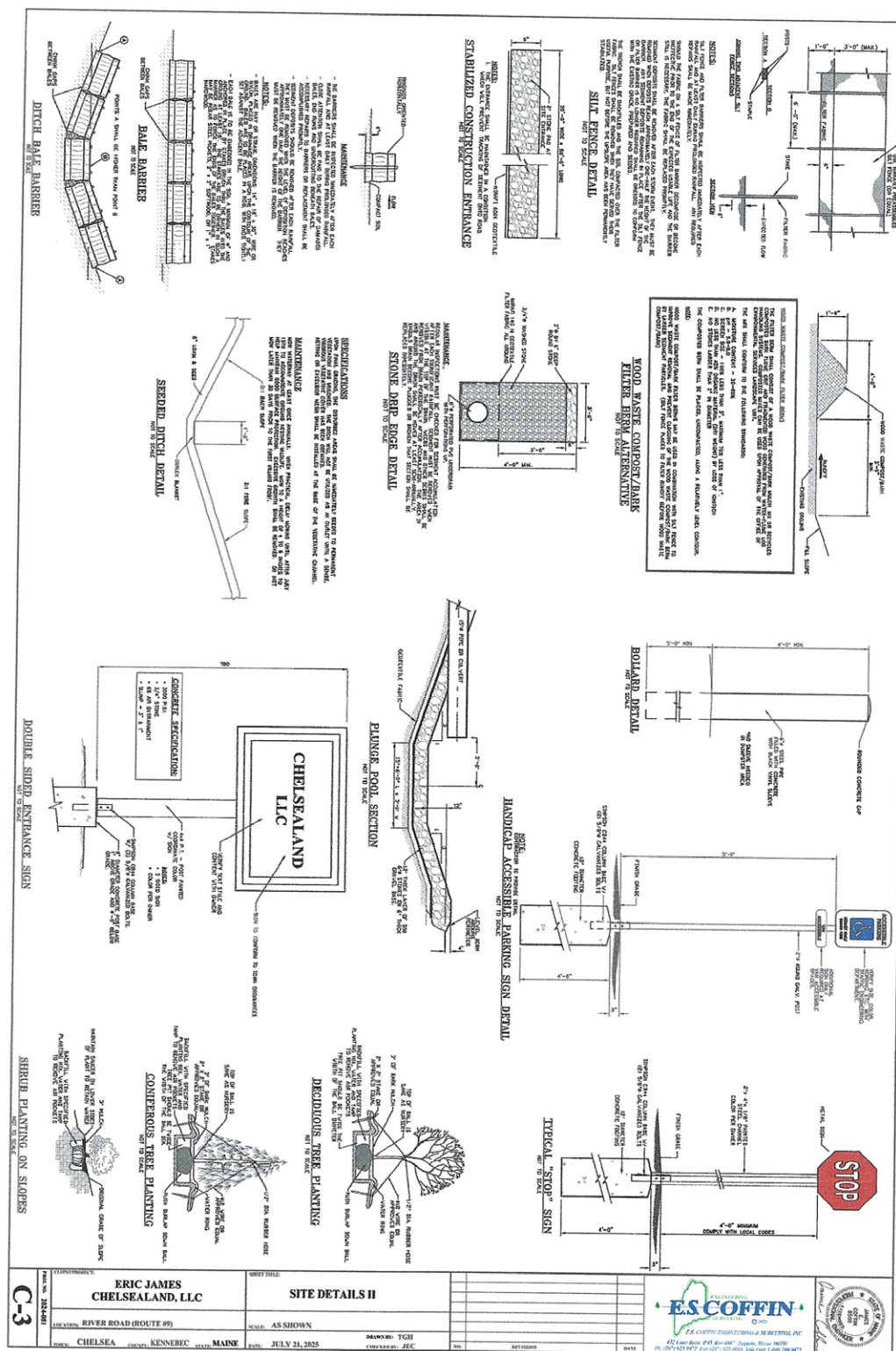
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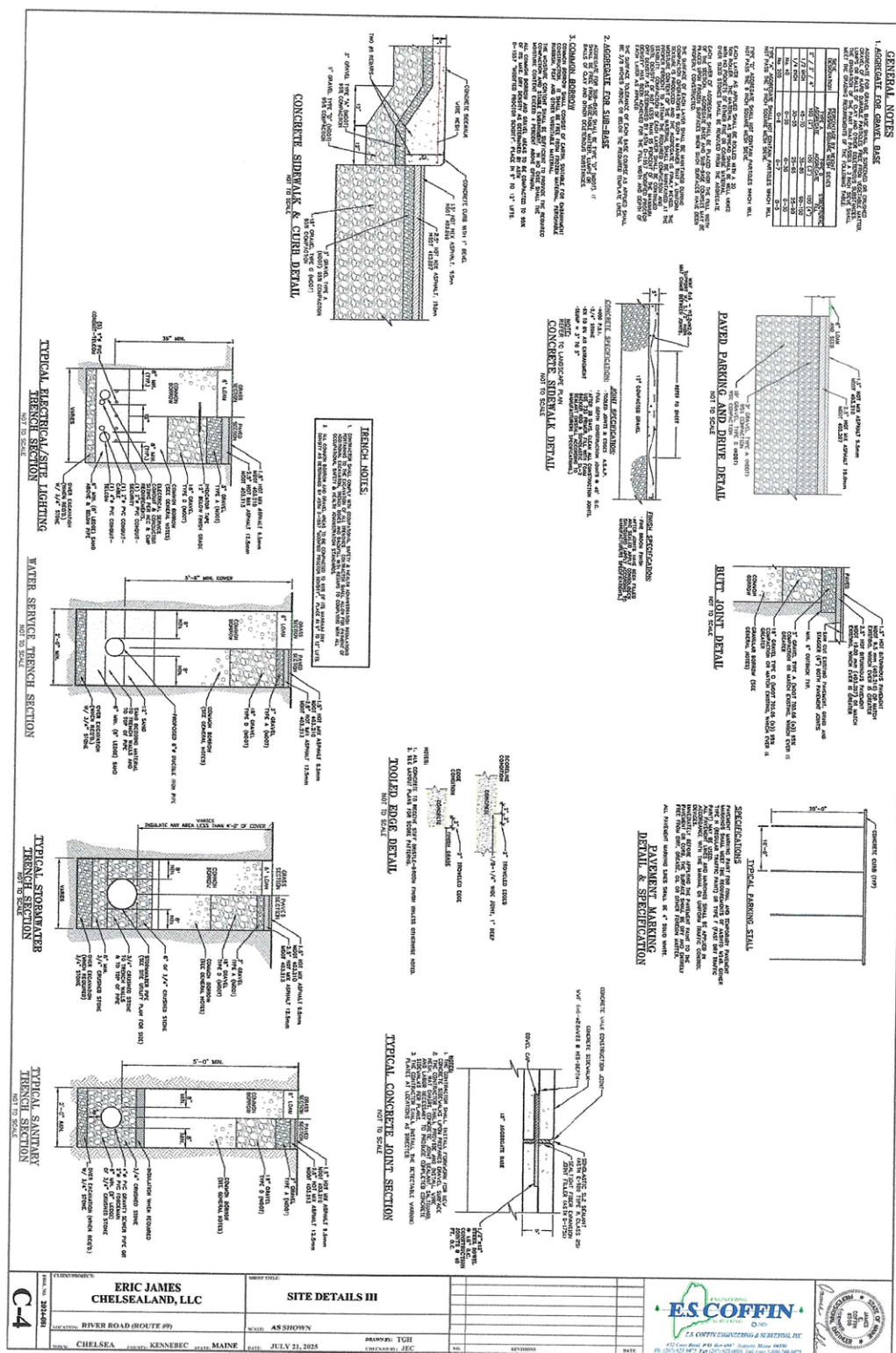
GUIDELINES FOR STABILIZING SITES FOR THE WINT

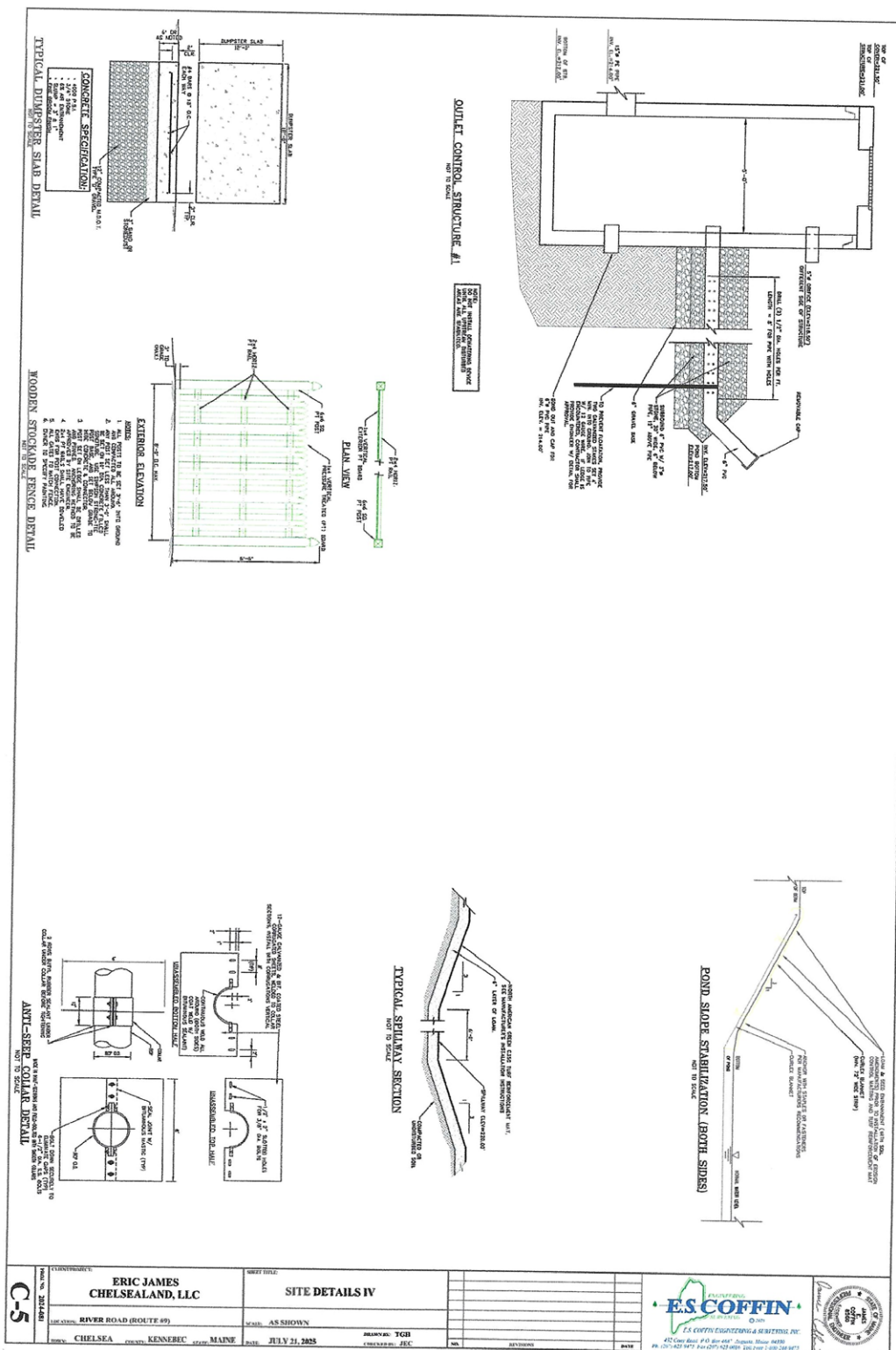
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SITE INSPECTION AND MAINTENANCE

[illegible][illegible]









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. Inactive licensees may not practice real estate brokerage.