2244 POST ROAD - WELLS

HIGH VISIBILITY RETAIL PROPERTY FOR SALE/LEASE



PROPERTY TYPE: RETAIL

BUILDING SIZE: 5,558+/- SF

ACREAGE: 0.78+/- ACRE

ZONING: GB - GENERAL BUSINESS

PARKING: 16-20 SPACE PRIVATE LOT

BUSY ROUTE ONE LOCATION

SUITABLE FOR RETAIL, SERVICE BUSINESS, OR SHOWROOM

GREAT OWNER/USER OR INVESTOR OPPORTUNITY

SALE PRICE: $775,000
LEASE RATE: $12/SF NNN





For more information contact:

ZACH RESNIKOFF or KIRK BUTTERFIELD
O: 207-879-9800
C: 207-606-9665
zachary.resnikoff@kw.com
kbutterfield@kw.com

KW COMMERCIAL
KELLER WILLIAMS REALTY

Magnusson Balfour
COMMERCIAL & BUSINESS BROKERS

Each Office Is Independently Owned and Operated.

2244 POST ROAD - WELLS
PROPERTY DETAILS

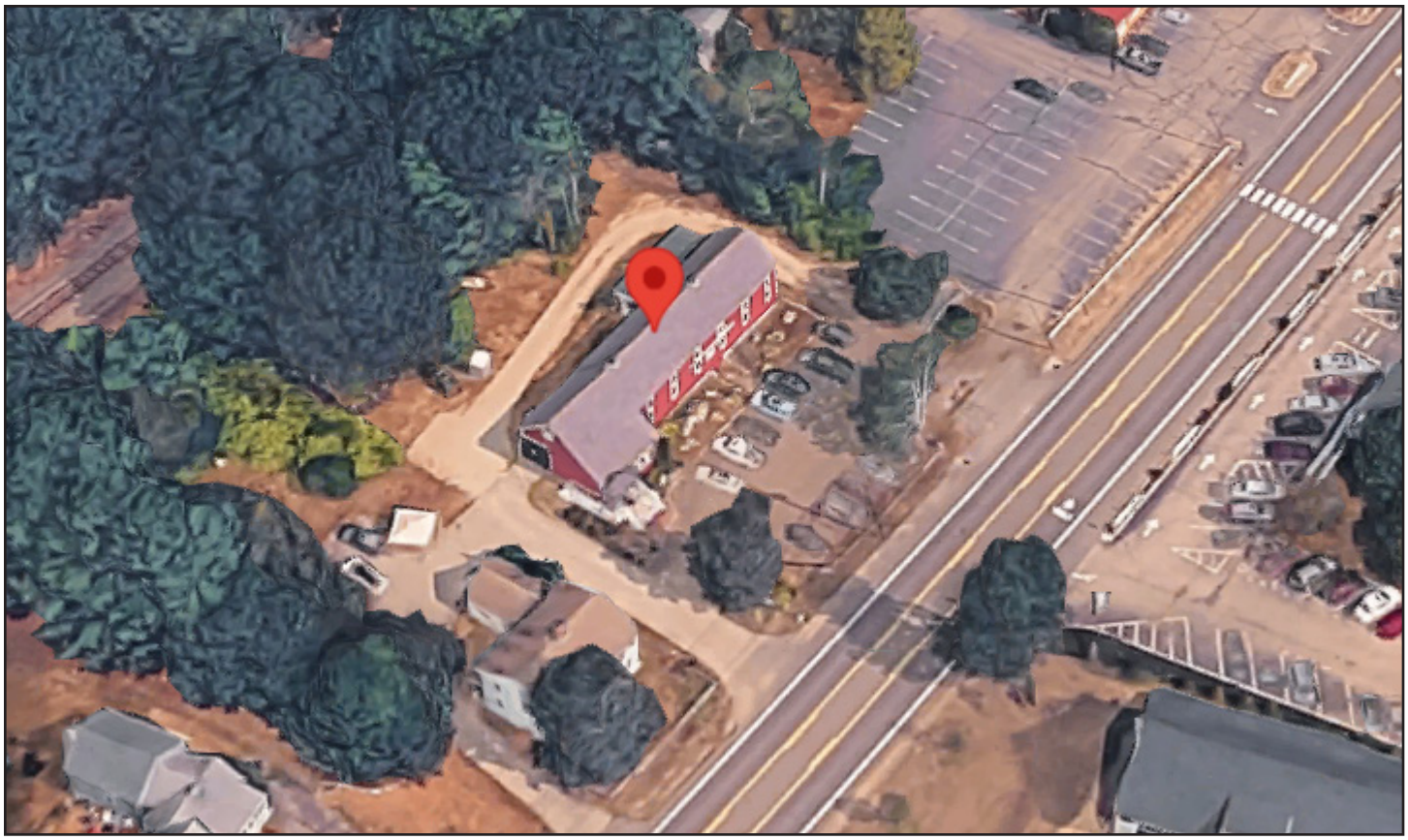
OWNER		Coles Corner Gift Shop LLC
BEST OR CURRENT USE		Retail
LEASE RATE		$12/SF NNN
NNN FEES		$3.04/SF
ZONING		GB - General Business
TRAFFIC COUNT		9,991 AADT23
YEAR BUILT		1900
ACREAGE		.78+/- acre
BUILDING SIZE		5,558+/- SF
PARKING		16-20 spaces in private lot
TAXES/YEAR		$3,479.74 (2026)
BOOK/PAGE		18003/327
MAP/BLOCK/LOT		147/009
ROAD FRONTAGE		144+/- Ft
UTILITIES:	**ELECTRIC**	Circuit Breakers
	SEWER	Public
	WATER	Public
	HEAT SYSTEM	Convection; Oil
	COOLING	Heat Pump
EASEMENTS		Ingress/Egress

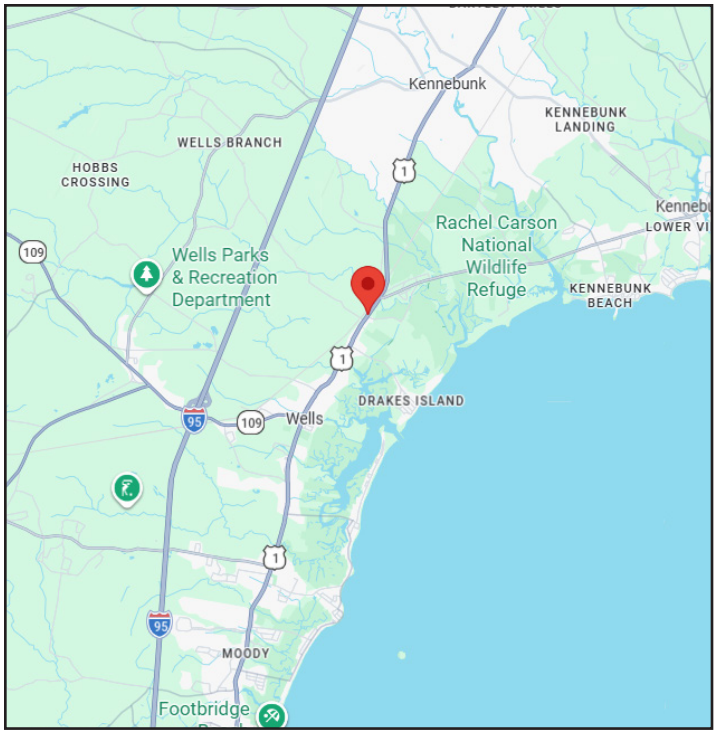
OVERVIEW

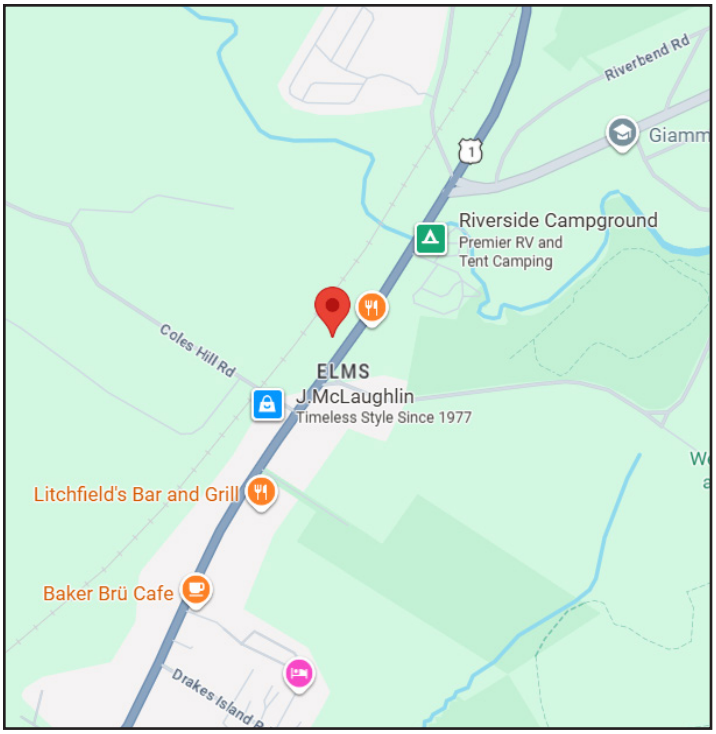
Located at 2244 Post Road (U.S. Route 1) in Wells, this highly visible commercial property presents a rare opportunity to own real estate on one of the state's busiest retail thoroughfares. With exceptional frontage, outstanding exposure, and a well-established retail presence already in place, the property is ideally suited for retailers, showroom users, service businesses, or investors seeking a premier Route 1 asset. Customers will appreciate the property's abundant on-site parking, providing convenient access and accommodating high customer volumes throughout the year. The existing retail improvements offer a strong foundation for an owner-user looking to establish or expand their business while minimizing the time and expense associated with new construction.

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2244 POST ROAD - WELLS
LOCATION INFORMATION







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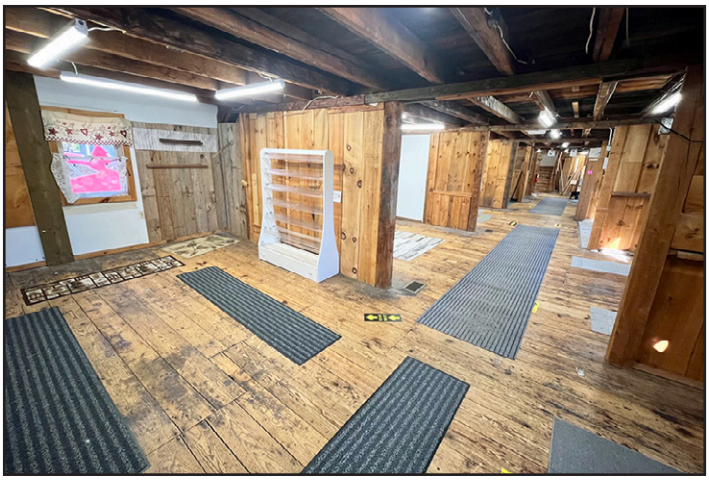
2244 POST ROAD - WELLS
PHOTOS







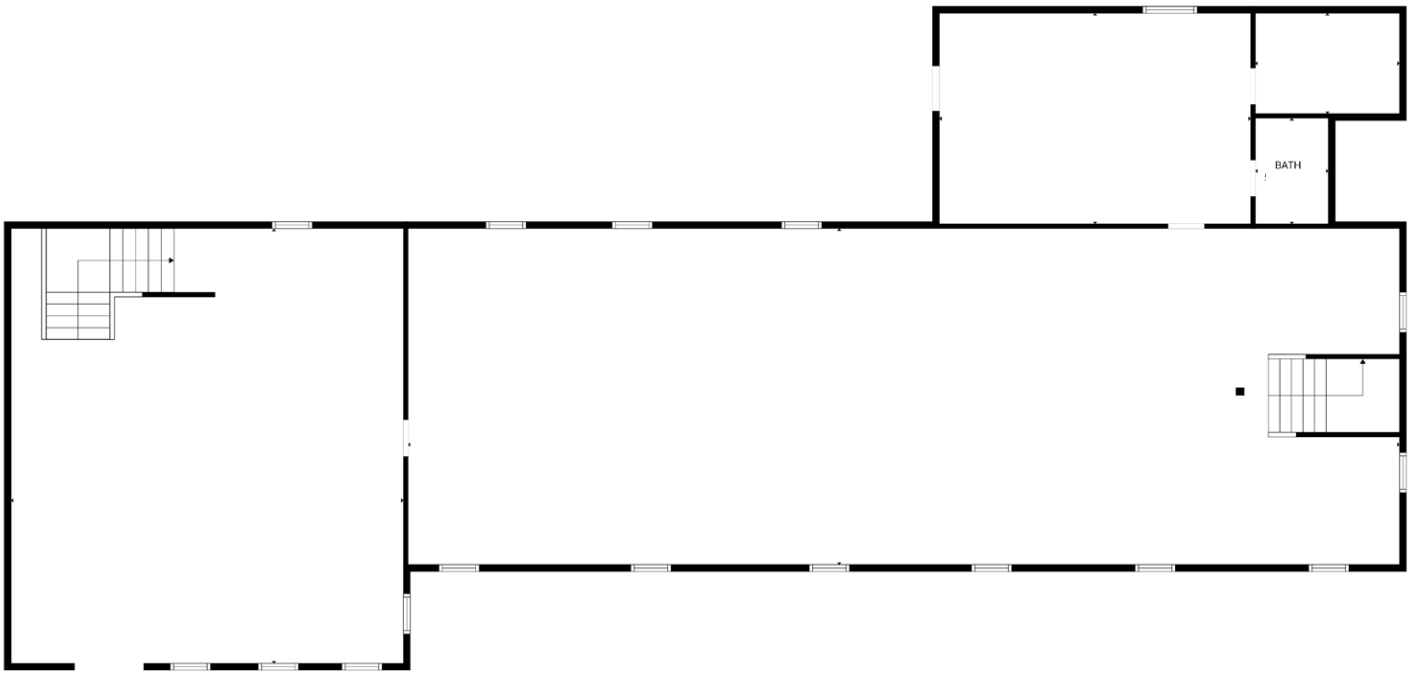




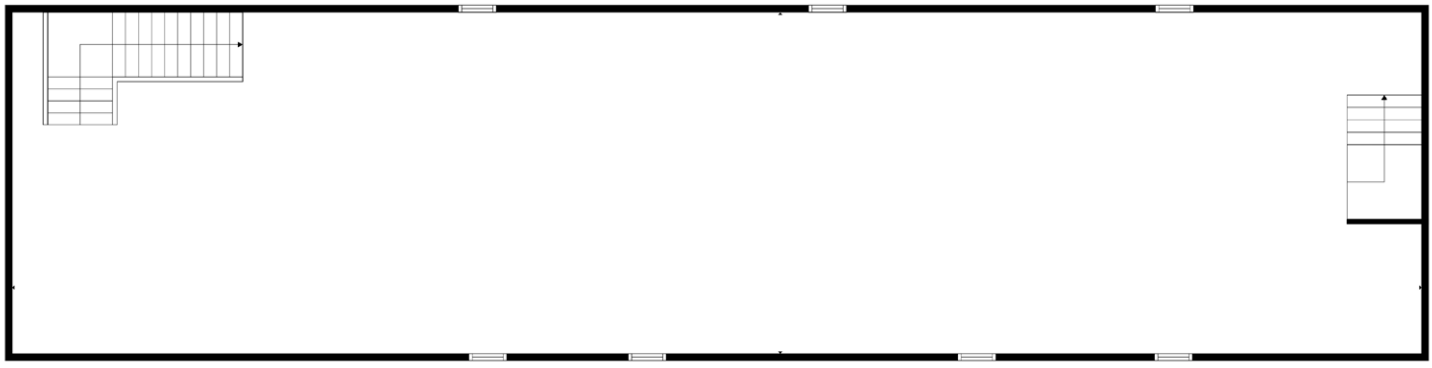
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2244 POST ROAD - WELLS
FLOOR PLAN

FIRST FLOOR



SECOND FLOOR

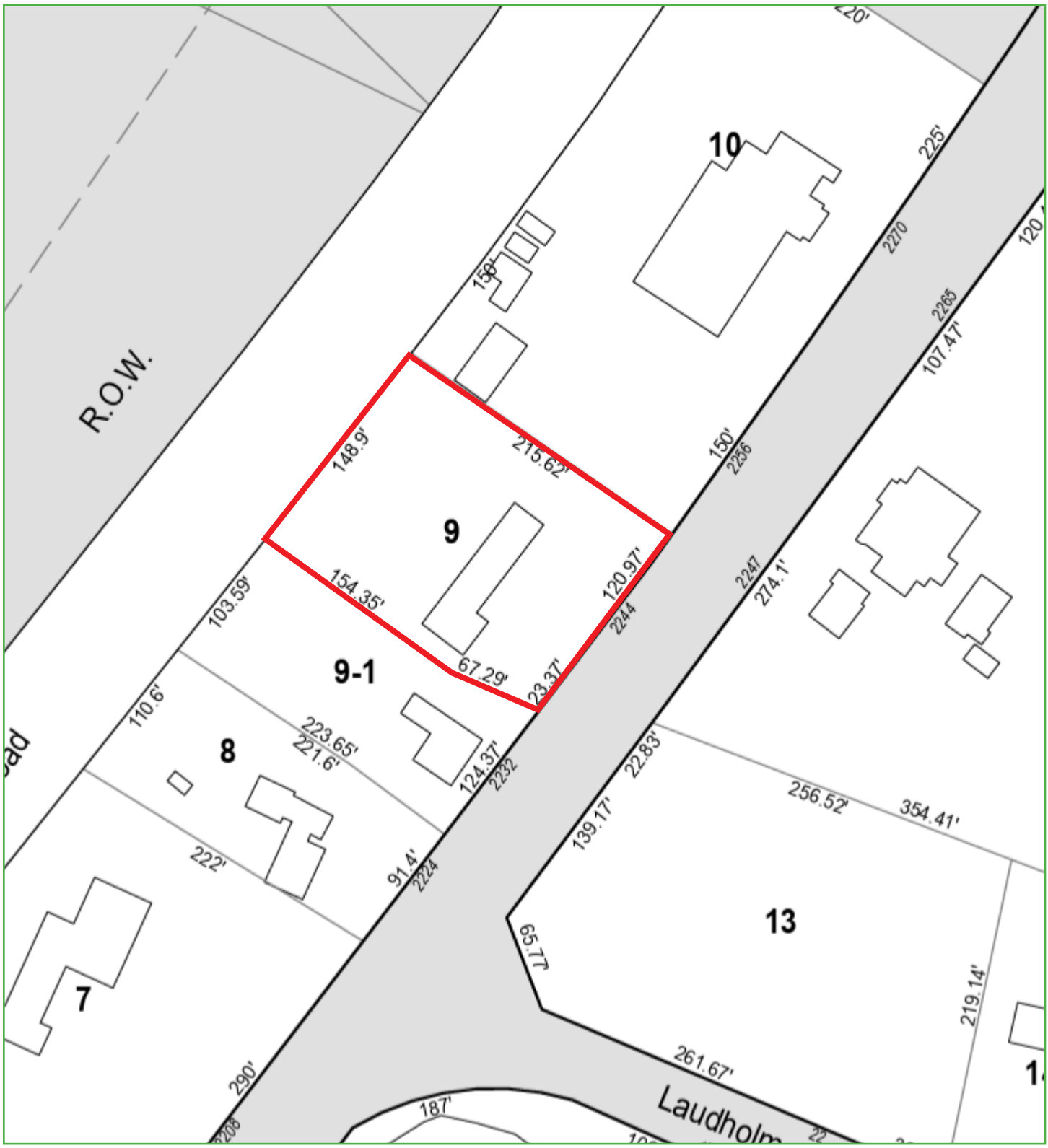


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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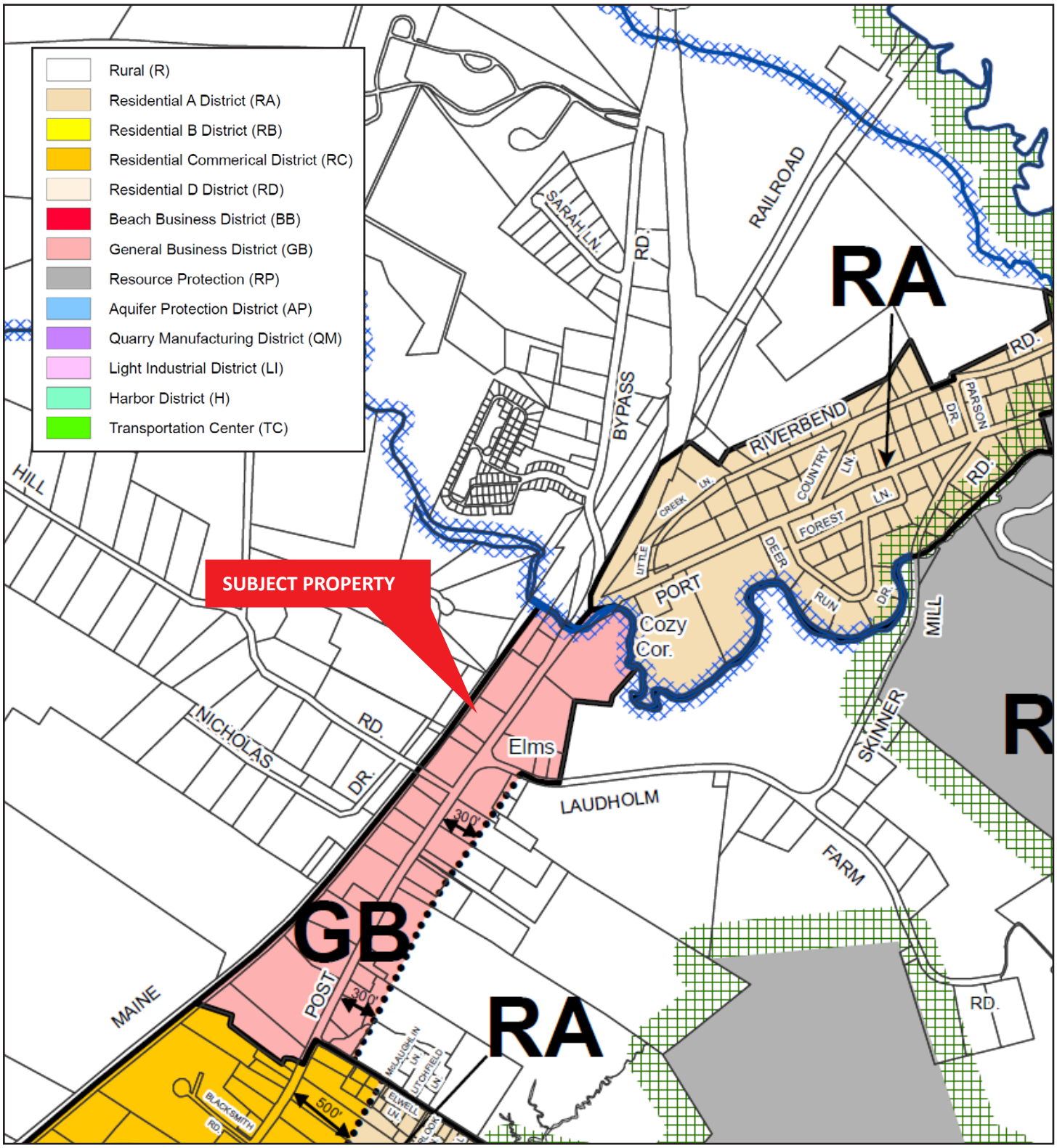
TAX MAP



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

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2244 POST ROAD - WELLS
ZONING MAP



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NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 18003 PG 327**
Instr # 2019029138
07/25/2019 02:45:01 PM
Pages 4 YORK CO

After Recording Return to:
Wayne T. Adams, Esq.
Bergen & Parkinson, LLC
62 Portland Road, Suite 25
Kennebunk, ME 04043

Space Above This Line For Recording Data

DLN: 1001940065432

Maine R.E. Transfer Tax Paid

TRUSTEE'S DEED OF SALE

KNOW ALL PERSONS BY THESE PRESENTS that **JONATHAN P. HALL**, **Trustee of the COLE'S CORNER REALTY TRUST**, hereby grant to **COLES CORNER GIFT SHOP, LLC**, a Maine Limited Liability Company having a mailing address of 284 Log Cabin Road, Arundel, Maine 04046, for full value and consideration paid, the following real estate located at 2244 Post Road, in the Town of Wells, County of York and State of Maine, being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

The Trustee hereby warrants and covenants that he has full authority under the terms of the Cole's Corner Realty Trust to execute this deed and to convey the Trust property, and that no actions are pending with respect to this Trust which could affect the Trustee's ability to convey the Trust property.

IN WITNESS WHEREOF **JONATHAN P. HALL, Trustee of the COLE'S CORNER REALTY TRUST,** has hereunder set his hand and seal this 19th day of July, 2019.

COLE'S CORNER REALTY TRUST

Witness

By: _____
JONATHAN P. HALL, Trustee

STATE OF MAINE
YORK, ss.

July 19, 2019

PERSONALLY APPEARED the above-named **JONATHAN P. HALL, Trustee, of the COLE'S CORNER REALTY TRUST** and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Trust.

Before me,

Wayne T. Adams

Notary Public/Attorney at Law

Wayne T. Adams
Notary Public, Maine
My Commission Expires Jan. 7, 2024

EXHIBIT A

A certain lot or parcel of land together with the improvements thereon located on the northwesterly side of Post Road (also known as U.S. Route 1) in the Town of Wells, County of York, State of Maine and being more particularly bounded and described as follows:

BEGINNING on the apparent northwesterly sideline of said Post Road at the southerly corner of land, now or formerly, of Daryl A. Tudisco and being marked by a set iron rod with identification cap scribed "PRS INC ME1311 NH749";

Thence, S 36°30'00" W, 120.97 feet, by the said sideline of Post Road, to a point;

Thence, S 36°47'14" W, 23.37 feet, by the said sideline of Post Road, to a set iron rod with identification cap scribed "PRS INC ME1311 NH749";

Thence, N 65°40'29" W, 67.29 feet, by land, now or formerly, of Jonathan P. Hall, Trustee of the Coles Corner Realty Trust to a set railroad spike with a punch mark;

Thence, N 54°46'16" W, by the said Trustee's land, passing on line at 43.64 feet a set iron rod with identification cap scribed "PRS INC ME1311 NH749"; and continuing for a total of 154.35 feet, to land, now or formerly, of the Boston & Maine Railroad and being marked by a set iron rod with identification cap scribed "PRS INC ME1311 NH749"

Thence, N 38°51'14" E, 10.15 feet, by the said Railroad's land, to a point;

Thence, by the said Railroad's land, along the arc of a curve concave to the NORTHWEST, 148.90 feet said curve having a radius of 5,762.33 feet and a chord that bears N 38°06'49" E, 148.89 feet to land, now or formerly, of the aforesaid Daryl A. Tudisco and being marked by a set iron rod with identification cap scribed "PRS INC ME1311 NH749";

Thence, S 54°17'24" E, by the said Tudisco's land, passing on line at 16.51 feet, a set iron rod with identification cap scribed "PRS INC ME1311 NH749" and continuing for a total of 215.62 feet, TO THE POINT OF BEGINNING, having an area of 33,945.86 Square Feet more or less (0.779 Acres more or less).

ACCESS EASEMENT: Together with an access easement for ingress and egress over adjoining land of Jonathan P. Hall, Trustee of the Coles Corner Realty Trust being more particularly bounded and described as follows:

BEGINNING on the northwesterly sideline of Post Road at the southerly corner of the above described and conveyed parcel and being marked by a set iron rod with identification cap scribed "PRS INC ME1311 NH749";

Thence, N 65°40'29" W, 67.29 feet, by said parcel, to a set railroad spike with a punch mark;

Thence, N 54°46'16" W, 43.64 feet, by said parcel, to a set iron rod with identification cap scribed "PRS INC ME1311 NH749";

Thence, S 38°44'00" W, 10.40 feet, over land, now or formerly, of Jonathan P. Hall, Trustee of the Coles Corner Realty Trust to a set iron rod with identification cap scribed "PRS INC ME1311 NH749";

Thence, S 51°16'00" E, over the said Trustee's land, passing on line at 29.74 feet a set magnetic nail with identification disc scribed "PRS INC ME1311 NH749" and continuing for a total of 34.71 feet to a point;

Thence along the arc of a curve concave to the SOUTH, over the said Trustee's land, 15.65 feet, said curve having a radius of 18.76 feet and a chord that bears S 76°13'19" E, 15.20 feet to a point;

Thence, S 55°56'57" E, 52.41 feet, over the said Trustee's land, to a point;

Thence along the arc of a curve concave to the SOUTHWEST, over the said Trustee's land, 8.91 feet, said curve having a radius of 28.05 feet and a chord that bears S 40°26'17" E, 8.87 feet to the said Post Road;

Thence, N 36°47'14" E, 20.80 feet, by the said Post Road, TO THE POINT OF BEGINNING, having an area of 1,326.64 Square Feet more or less (0.03 Acres more or less).

Subject to AT&T Easement: The first above described and conveyed parcel is subject to a 16.5' wide easement to AT&T as described in a conveyance recorded at the York County Registry of Deeds in Volume 15238, Page 638.

Reference is made to a plan by Post Road Surveying, Inc. titled 'BOUNDARY SURVEY PLAN PREPARED FOR JONATHAN P. HALL, TRUSTEE OF THE COLES CORNER REALTY TRUST LOCATED AT 2232, POST ROAD, WELLS -MAINE", said plan bears the date of November 28, 2018, last revised July 17, 2019.

The above premises are a portion of the premises described in a deed from Joanne E. Hall to Jonathan P. Hall, Trustee of the Cole's Corner Realty Trust dated December 28, 2015, and recorded in the York County Registry of Deeds in Book 17162, Page 260.

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.