36 MAIN STREET - GORHAM

PROFESSIONAL OFFICE BUILDING FOR SALE



PROPERTY TYPE: OFFICE BUILDING

BUILDING SIZE: 3,120+/- SF

ACREAGE: 0.21+/- ACRE

ZONING: GVC - GORHAM VIL. CTR.

PARKING: DEDICATED PRIVATE LOT

MULTIPLE OFFICES WITH VARIOUS LAYOUTS

PROMINENT HIGH VISIBILITY LOCATION

20 MINUTES FROM PORTLAND & JETPORT

VACANT AND AVAILABLE FOR IMMEDIATE OWNER/USER OCCUPANCY

SALE PRICE: ~~$750,000~~ $700,000





For more information contact:

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

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36 MAIN ST - GORHAM
PROPERTY DETAILS

OWNER		JARB Properties, LLC
PROPERTY TYPE		Professional Office
BEST OR CURRENT USE		Office building/owner-user investment
ZONING		GVC - Gorham Village Center
TRAFFIC COUNT		17,161 AADT23
YEAR BUILT		1850
ACREAGE		0.21+/- acre
BUILDING SIZE		3,120+/- SF
PARKING		12 dedicated spaces (in front of and behind building)
TAXES/YEAR		$6,306.28 (2026)
BOOK/PAGE		24353/0045
MAP/BLOCK/LOT		102/113 and 102/126
PERCENT OCCUPIED		Vacant
TENANCY		Multiple
ROAD FRONTAGE		54+/- ft
UTILITIES:	**ELECTRIC**	Circuit Breakers
	GAS	Natural-At Street
	SEWER	Public
	WATER	Public
	HEAT SYSTEM	Forced Hot Air
	FUEL	Natural Gas
	COOLING	Mini split
CONSTRUCTION:		
	STYLE	Office Building
	BASEMENT	Full; unfinished
	EXTERIOR	Vinyl Siding
	ROOF	Composition

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36 MAIN ST - GORHAM OVERVIEW

ABOUT THE PROPERTY

36 Main Street offers a rare opportunity to acquire a 3,120± SF professional office building in a highly visible location in Gorham's village center. Originally constructed in 1850 and configured for professional office use, the property combines historic character with practical functionality, making it well suited for a wide range of occupiers. Its prominent Main Street presence provides strong visibility and exposure, along with multiple signage opportunities in one of Southern Maine's growing downtown districts.

The building is vacant and available for owner-user occupancy beginning July 2026, offering flexibility for businesses seeking a dedicated location in the heart of Gorham. The layout includes multiple offices with varying configurations, two bathrooms on the first floor, and one bathroom on the second floor. The property is ideally suited for professional services, medical-related users, educational services, counseling practices, financial firms, nonprofit organizations, or other office and service-oriented commercial uses.

A significant advantage of this offering is the inclusion of an additional parcel located directly behind the building, providing 8 private parking spaces in addition to 4 on-site spaces. Dedicated parking is a valuable amenity in the downtown district and enhances convenience for employees, clients, and visitors while supporting future leasing or occupancy needs. Located approximately 20 minutes from Portland and the Jetport in a growing college town anchored by the University of Southern Maine, 36 Main Street presents an attractive owner-user or value-add investment opportunity with visibility, flexibility, and long-term upside.

ABOUT GORHAM

Located in the heart of southern Maine, Gorham is a picturesque town that epitomizes the quintessential New England charm. With its rich history, natural beauty, and a vibrant community, Gorham has become a hidden gem for both residents and visitors.

One of Gorham's most striking features is its natural beauty. The town is surrounded by lush forests, rolling hills, and meandering rivers, making it a haven for outdoor enthusiasts. The Presumpscot River, which flows through the town, offers opportunities for fishing, kayaking, and canoeing. In the fall, the landscape transforms into a vibrant tapestry of red, orange, and yellow as the foliage changes, making it a popular destination for leaf-peeping.

Gorham is home to the University of Southern Maine (USM), which plays a pivotal role in the town's cultural and educational landscape. The university offers a wide range of programs and events, from art exhibitions to lectures and performances. USM also contributes to the town's vibrant student population, creating a dynamic mix of cultures and ideas. Gorham also has an excellent public school system, making it an attractive place for families. The town's schools are known for their dedication to providing quality education and fostering a sense of community among students.

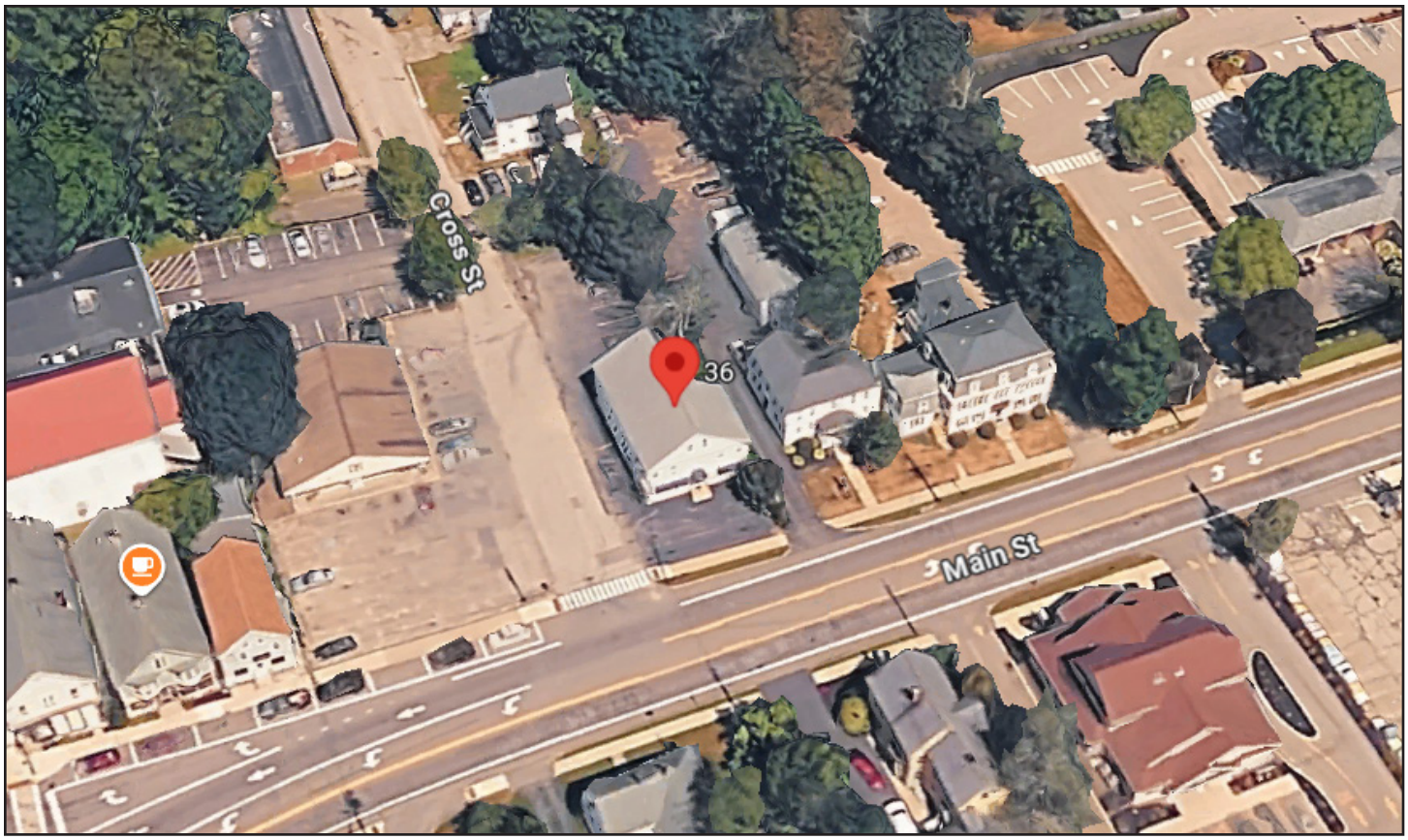
Gorham's economy has evolved over the years, transitioning from its early reliance on agriculture and manufacturing to a more diverse landscape. Today, it is home to a mix of businesses, including retail stores, restaurants, and service providers. The presence of the University of Southern Maine also contributes to the town's economic vitality. (Information from: https://maine.com/gorham)

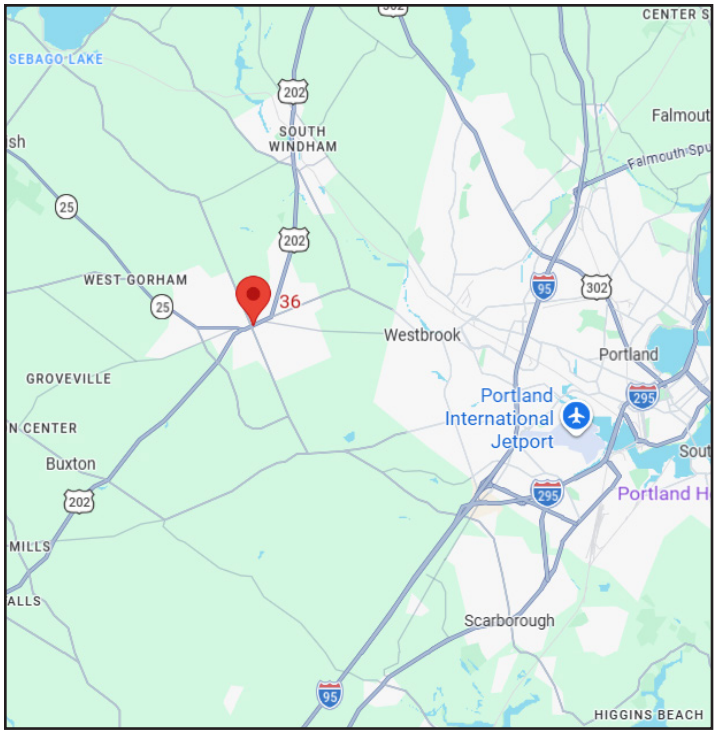
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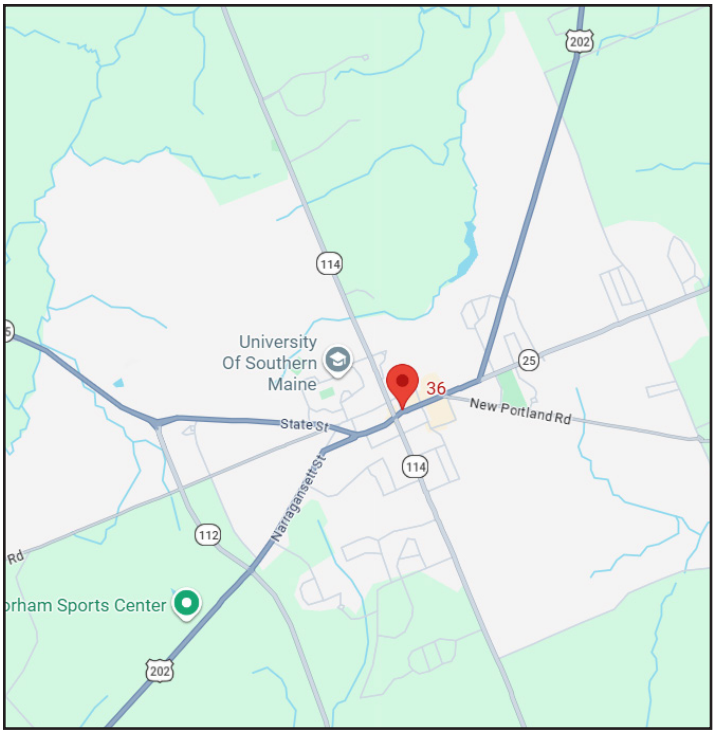
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36 MAIN ST - GORHAM
LOCATION INFORMATION







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

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36 MAIN ST - GORHAM
PHOTOS





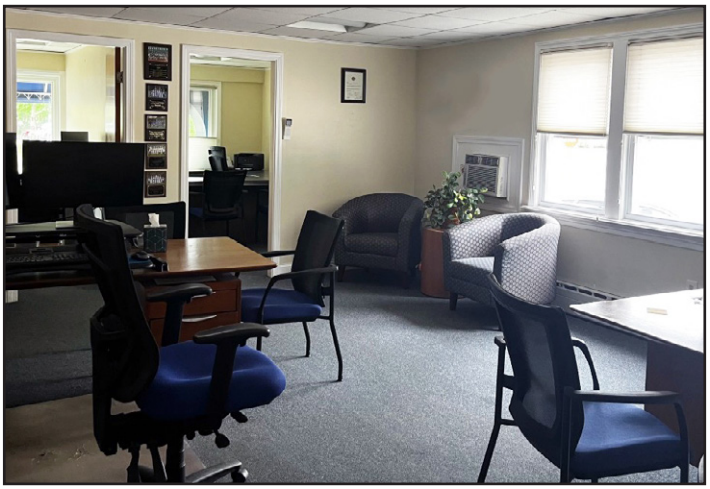
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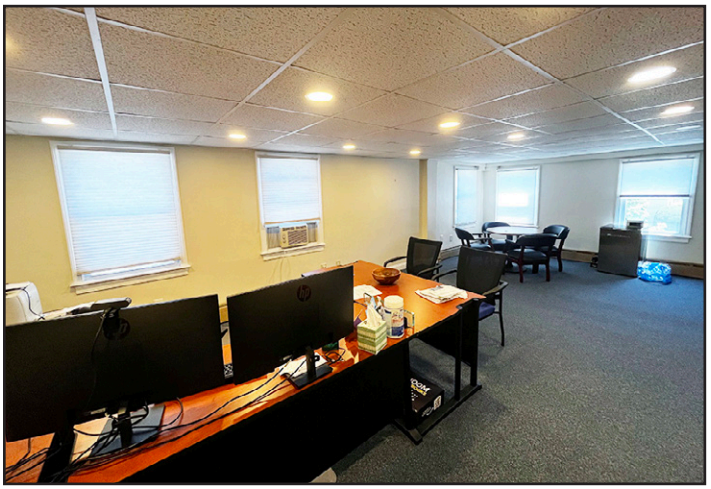
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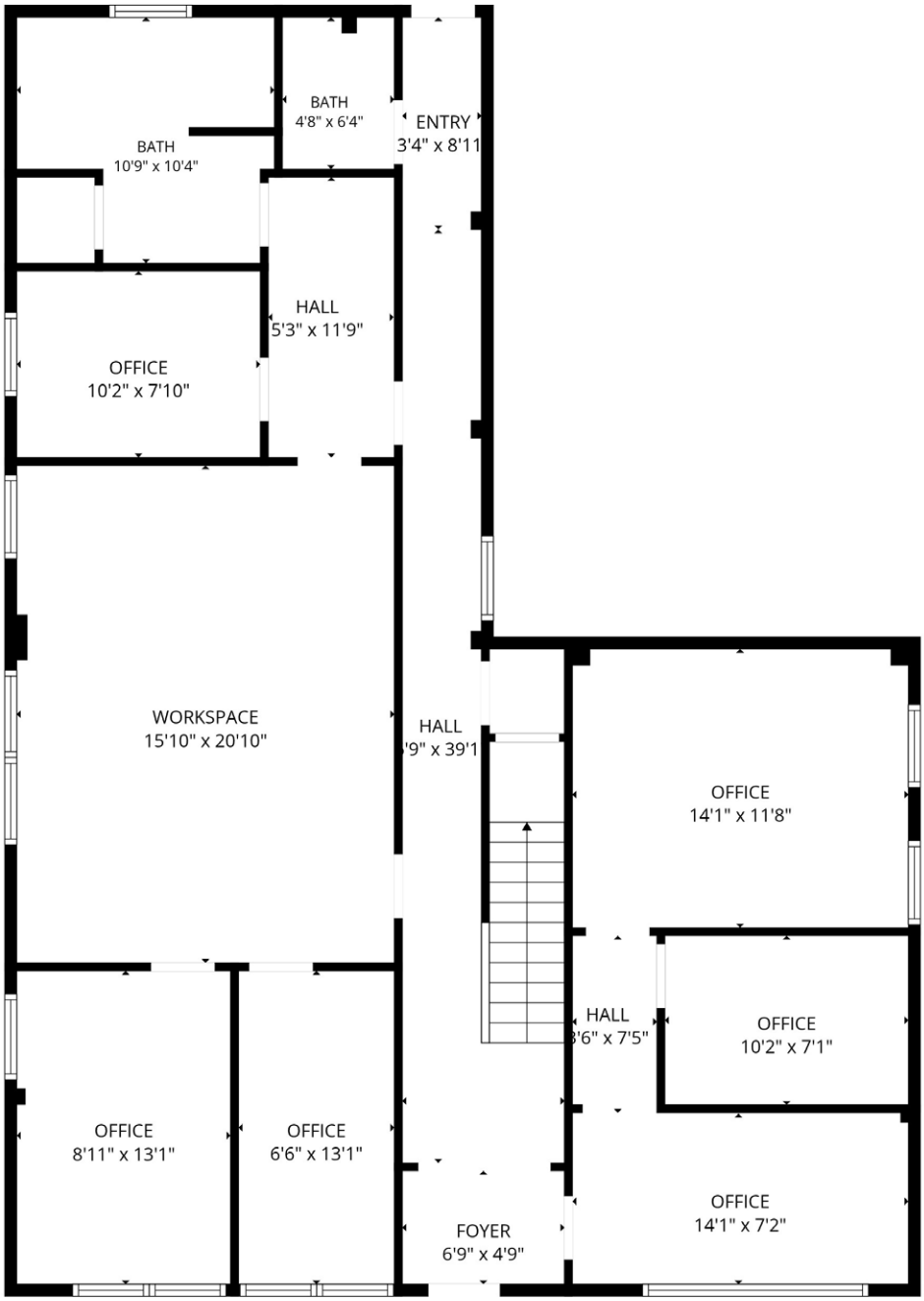






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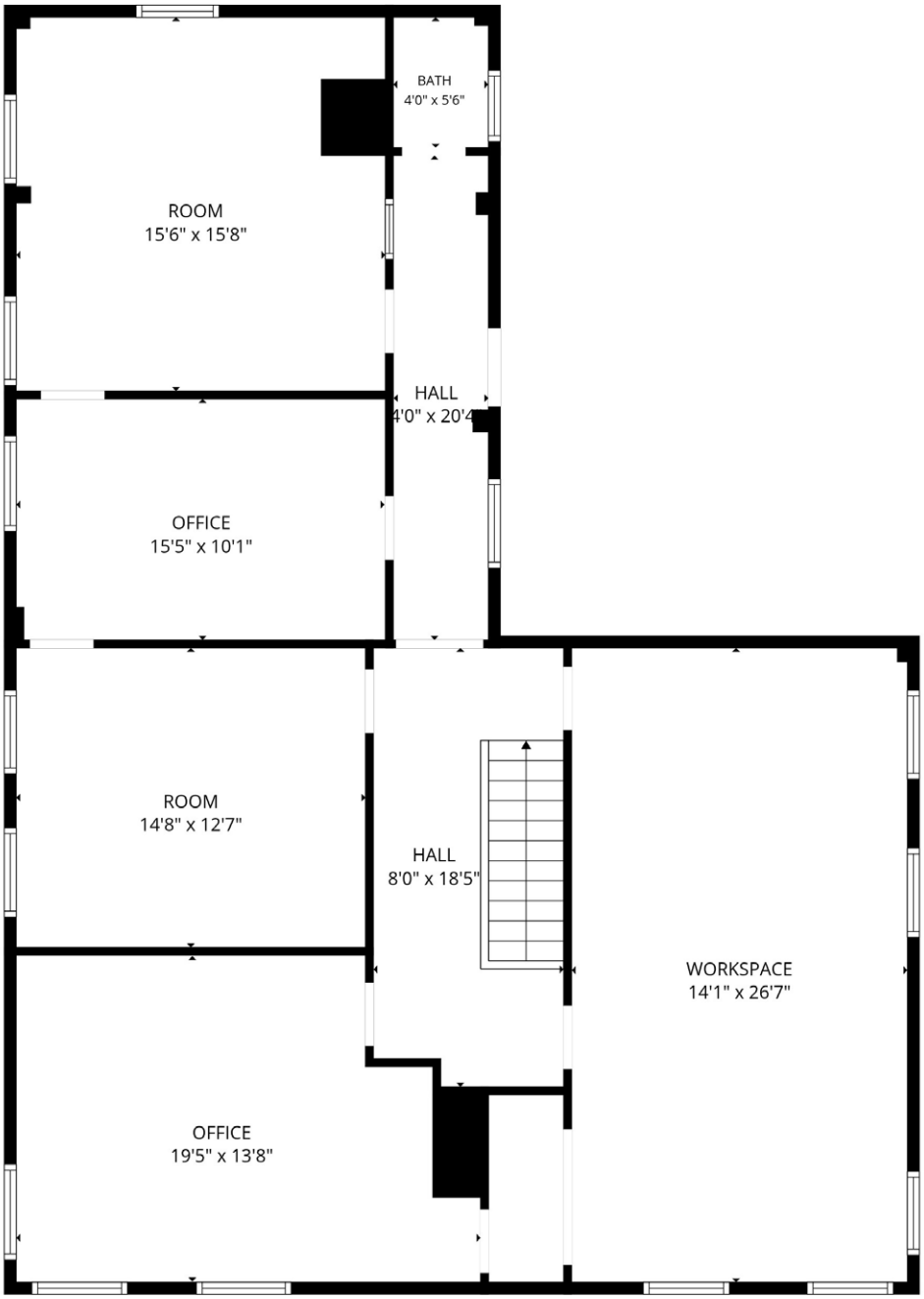
36 MAIN ST - GORHAM
FLOOR PLAN - FIRST FLOOR



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

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36 MAIN ST - GORHAM
FLOOR PLAN - SECOND FLOOR



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

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36 MAIN ST - GORHAM

TAX MAP



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WARRANTY DEED
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, that **RAINER GIESECKE** of Portland, County of Cumberland and State of Maine, for consideration paid, grants to **JARB PROPERTIES, LLC**, a Maine limited liability company with a place of business in Gorham, County of Cumberland, State of Maine, whose mailing address is 36 Main Street, Gorham, Maine 04038, with **warranty covenants** the land in Gorham, County of Cumberland, State of Maine, described as follows:

See Schedule A, attached hereto and incorporated herein by reference.

Full consideration paid. No spousal signature required.

WITNESS my hand and seal this 6th day of the month of September, 2006.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

Barbara A. Vestal

Rainer Giesecke

MAINE REAL ESTATE TAX PAID

STATE OF MAINE
COUNTY OF CUMBELAND

September 6, 2006

Then personally appeared the above named Rainer Giesecke and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Barbara A. Vestal

~~Notary Public~~/Attorney at Law

Printed name: Barbara A. Vestal

SCHEDULE A
WARRANTY DEED: RAINER GIESECKE TO JARB PROPERTIES, LLC

Two certain parcels of land, with the buildings situated thereon, described as follows:

PARCEL ONE:

A certain lot or parcel of land with the buildings thereon, situated on the northerly side of Main Street, in Gorham Village, in said Gorham, and bounded and described as follows, to wit: Beginning at an iron hub driven in the ground in or near the northerly side line of Main Street, on the westerly side line of land formerly owned by Simon B. Guthrie, and the easterly side line of the land herein conveyed; thence northerly in a straight line to an iron pipe driven in the ground on the line of lands above named, said iron pipe being located one hundred and two (102) feet northerly from the inside of the sidewalk on said Main Street; thence westerly on a line parallel with the northerly side line of said Main Street to Cross Street, formerly known as a private way leading from Main to Church Street; thence southerly along the easterly side line of said Cross Street to Main Street; thence easterly along the northerly sideline of said Main Street to the point begun at. Including the right to use Cross Street, formerly known as a private way, in common with Solomon J. Carson, his heirs and assigns and with all others, including the general public, who have a right to use Cross Street.

PARCEL TWO:

A certain lot or parcel of land with the buildings thereon, situated on the easterly side of Cross Street, in Gorham Village, in said Gorham, and bounded and described as follows:

Beginning at an iron hub set in the ground in or near the said easterly side line of Cross Street which point is also the northwest corner of land now or formerly of Fred C. Herrick and Elsie L. Herrick described as Parcel One above; thence in a general easterly direction along land of said Herrick for a distance of Fifty-Three and Sixty Hundredths (53.60) feet, to an iron hub set in the ground and which point is in the westerly side line of land now or formerly of Harold F. Bent, of said Gorham, and which point is also in the northeast corner of land of said Herrick as aforesaid; thence in a general northerly direction along land of the said Harold F. Bent for a distance of Seventy (70) feet more or less to an iron hub set in the ground at the southeast corner of land now or formerly of Constance C. Towle, of said Gorham; thence in a general westerly direction along land of the said Constance C. Towle for a distance of Fifty-Two (52) feet, more or less, to an iron hub set in the ground in or near the said easterly side line of Cross Street which point is also the southwest corner of said Towle land; thence in a general southerly direction along the said easterly side line of Cross Street for a distance of Seventy (70) feet, more or less, to the point of beginning.

Being the same premises conveyed to the Grantor herein by deed of Elsie L. Herrick dated July 30, 1998 and recorded in the Cumberland County Registry of Deeds in Book 14028, Page 112.

Received
Recorded Register of Deeds
Sep 08,2006 03:29:26P
Cumberland County
John B OBrien

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.