

405 WATER STREET - GARDINER

HIGH VISIBILITY RETAIL/OFFICE SPACE FOR LEASE



PROPERTY TYPE: RETAIL/OFFICE

MANY CONFIGURATION OPTIONS

SPACE RANGE: 2,000 TO 10,804+/- SF

JOIN FAMILY DOLLAR AND LIFETOUCH

PARKING: SHARED PARKING LOTS

CONVENIENTLY SITUATED IN DOWNTOWN
GARDINER & FIVE MINUTES TO I-95/I-295

ZONING: CC - COBBOSSEE CORRIDOR

LEASE RATE: \$10-\$12/SF MG

FRONTAGE: 475+/- FT



For more information contact:
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www.balfourcommercial.com





OWNER	Area Leasing & Development Corp.		
SPACE TYPE	Office/Retail		
TOTAL BUILDING SIZE	34,465+/- SF		
SPACE BREAKDOWN	SF RANGE	RATE	FLOOR
SPACE 1	2,631+/- SF	\$10-\$12/SF MG	Street Level
SPACE 2	2,000+/- SF	\$10-\$12/SF MG	Street Level
SPACE 5	3,000 - 10,804+/- SF	\$10-\$12/SF MG	Street Level
ZONING	CC - Cobbossee Corridor with Shoreland Overlay		
STREET FRONTAGE	475+/- Ft		
PARKING DESCRIPTION	Onsite and overflow parking nearby		
SIGNAGE	On building		
TRAFFIC COUNT	6,030 AADT17		
UTILITIES	TYPE	PAID BY	
ELECTRICITY	Circuit Breakers	Tenant	
SEWER/WATER	Public/Public	Landlord	
HEAT SYSTEM	FHA; Propane & NG	Tenant	
COOLING	HVAC	Landlord	
ANCHOR TENANT	Family Dollar		

OVERVIEW

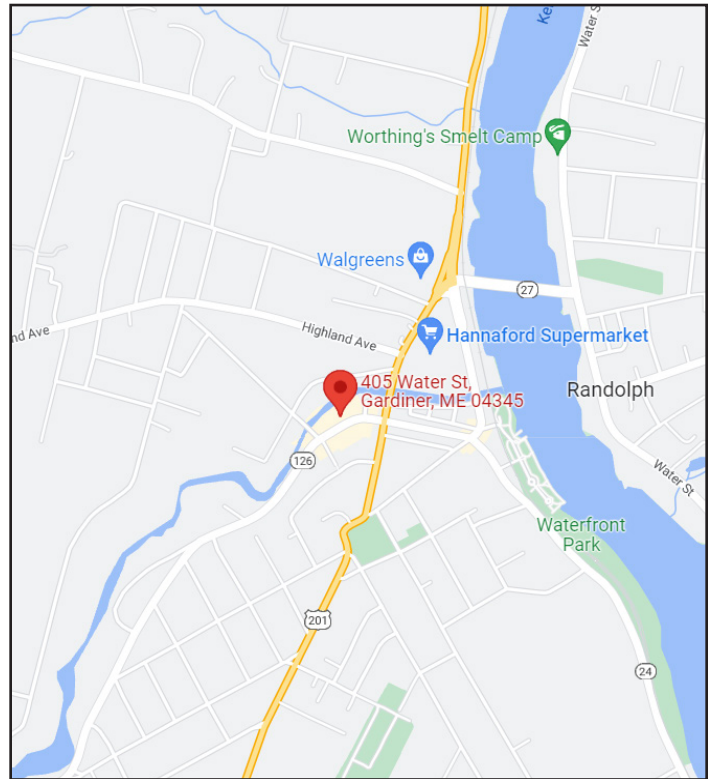
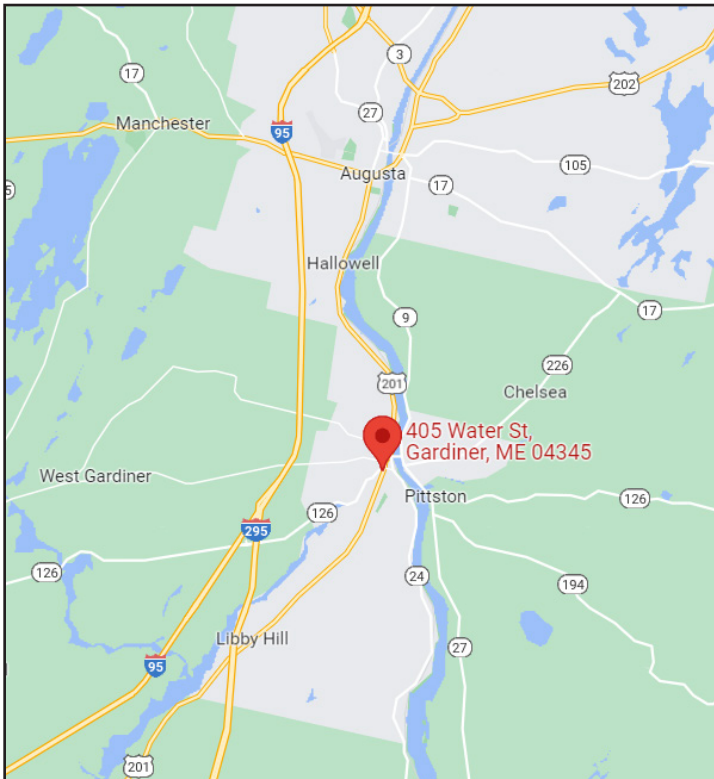
This high-visibility retail and office building is ideally positioned on Routes 201/9 in downtown Gardiner, just under five minutes from the Maine Turnpike (I-95) and I-295. With excellent exposure and convenient access, this location is ideal for businesses seeking visibility in a well-trafficked area.

Available spaces start at 2,631± SF, with multiple layout and configuration options to suit a range of commercial uses. Current tenants include Family Dollar, Encompass Energy, Solomon Casket, and Lifetouch, contributing to a vibrant and active business environment.

Located in the heart of Maine, Gardiner is a centrally positioned community with a revitalized historic downtown, drawing steady local and regional traffic. This property offers an excellent opportunity to join a growing commercial hub in a highly accessible and visible setting.



405 WATER STREET LOCATION INFORMATION



50 Sewall St. - Portland, Maine 04102 • Tel. 207-879-9800 • www.balfourcommercial.com

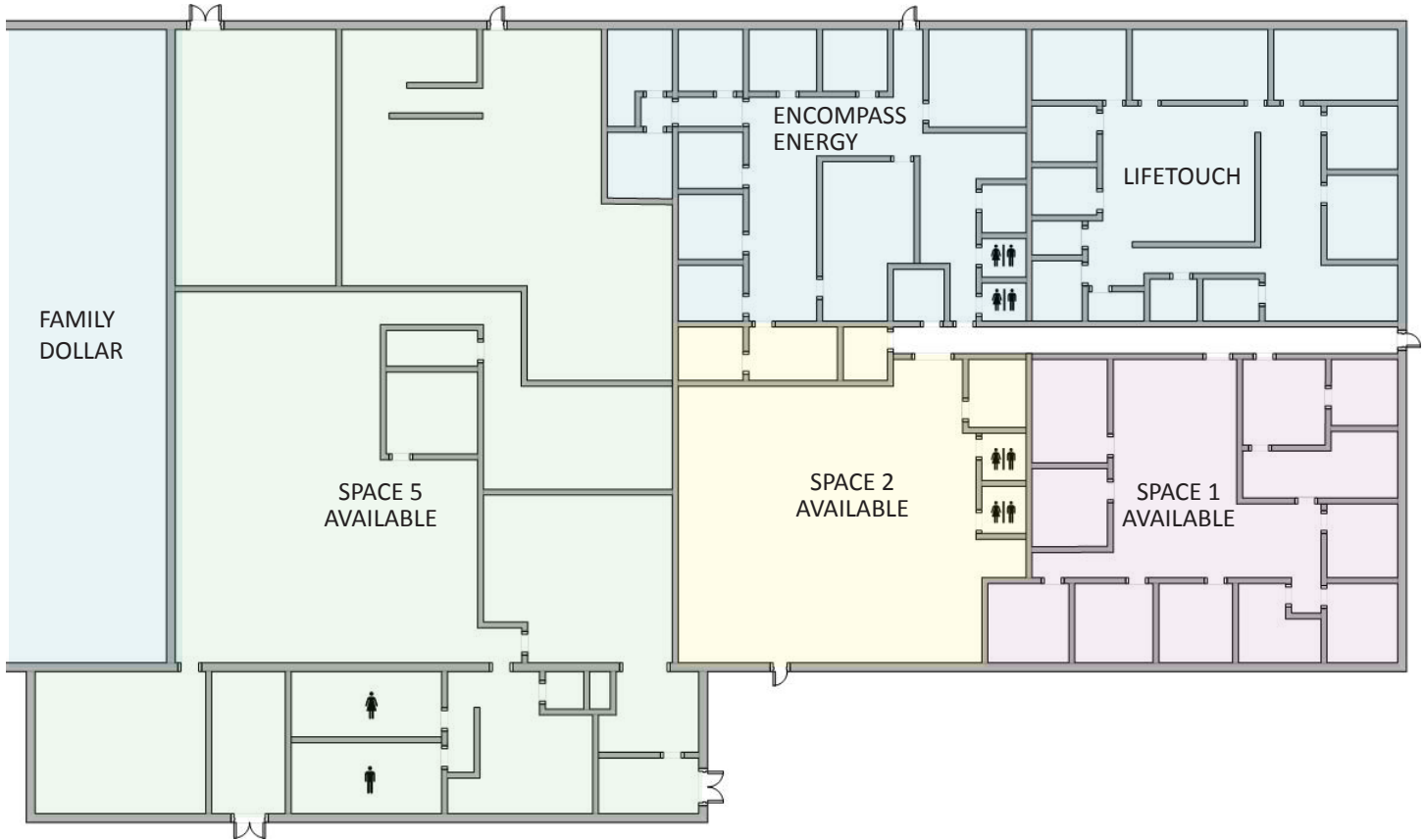
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Note: this drawing is not to scale. It is for representational purposes only.



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.