

# 22 PARKERS WAY - BRUNSWICK

## MULTI-LEVEL OFFICE BUILDING FOR SALE



**PROPERTY TYPE:** OFFICE BUILDING

QUIET LOCATION JUST OFF ROUTE ONE

**BUILDING SIZE:** 7,690+/- SF

MINUTES TO I-295 AND AREA AMENITIES

**ACREAGE:** 1.58+/- ACRES

INCOME PRODUCING PROPERTY WITH  
FLEXIBILITY TO ACCOMMODATE PARTIAL  
OR FULL OWNER/USER

**ZONING:** GM1 - GROWTH MIXED USE

**PARKING:** LARGE LOT WITH POSSIBLE  
DEVELOPMENT OPTIONS

**SALE PRICE: \$1,095,000**



For more information contact:

KIRK BUTTERFIELD or JASMINE PELLERIN

Kirk: 207-205-4007

kbutterfield@kw.com

Jasmine: 207-393-2297

jasmine@jasminepellerin.com



**kw MAINE**  
KELLERWILLIAMS REALTY

*jasminepellerin*  
Real Estate Group

Each Office Is Independently Owned and Operated.

<b>OWNER</b>	BMR Brunswick, LLC
<b>PROPERTY TYPE</b>	Office
<b>BEST OR CURRENT USE</b>	Owner/User or Investment
<b>ZONING</b>	GM1 - Growth Mixed Use 1
<b>TRAFFIC COUNT</b>	6,289 AADT23 (Church Road)
<b>YEAR BUILT</b>	1989
<b>YEAR RENOVATED</b>	August, 2022: New roof, windows, siding
<b>ACREAGE</b>	1.58+/- Acres
<b>BUILDING SIZE</b>	7,690+/- SF
<b>PARKING</b>	20-25 spaces in paved private lot
<b>TAXES/YEAR</b>	\$11,461.74 (2025)
<b>BOOK/PAGE</b>	21817/0314
<b>MAP/BLOCK/LOT</b>	U31/ / 012
<b>PERCENT OCCUPIED</b>	75%
<b>TENANCY</b>	Multiple
<b>ROAD FRONTAGE</b>	258+/- Ft
<b>CAP RATE</b>	Contact listing agent for options
<b>UTILITIES: ELECTRIC</b>	Circuit Breakers
<b>GAS</b>	Bottled
<b>SEWER</b>	Public
<b>WATER</b>	Public
<b>HEAT SYSTEM</b>	Forced Hot Water; OIL
<b>COOLING</b>	Central Air
<b>EASEMENTS</b>	Ingress/Egress

### OVERVIEW

Well-maintained, multi-level office building in Brunswick, ideally located just outside the town center off Route One and only minutes from I-295. Designed to support a range of business needs, the building features multiple private offices, conference rooms, private bathrooms, and two convenient kitchenettes.

Ample on-site parking ensures comfort and accessibility for both employees and clients. Currently leased to Maine Staffing, the property offers immediate income potential for an investor, while also presenting an attractive opportunity for an owner-occupied setup. Set in a quiet yet highly convenient location, this property provides easy access to all of Brunswick's amenities, making it a strong investment and a versatile space for future growth.

50 Sewall St. - Portland, Maine 04102 • Tel. 207-774-7715 • [www.balfourcommercial.com](http://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.

Rich in tradition, history, and natural beauty, Brunswick is a community of talented, innovative and involved citizens. Brunswick's residents are fortunate to have access to beautiful recreational areas, high quality educational and medical resources, and growing employment opportunities.

Bordered by the Androscoggin River and Atlantic Ocean with its 67 miles of coastline, Brunswick is a coastal community, offering residents and visitors an array of recreational opportunities. With convenient access to I-295 and Route 1, Brunswick is located 30 miles north of Portland and the Portland International Jetport (PWM), and adjacent to Freeport. Brunswick's strategic location is enhanced by the Brunswick Executive Airport and the Amtrak Downeaster, connecting Brunswick to Boston (130 miles) and beyond by passenger rail service.

Settled in 1628 and incorporated in 1738, Brunswick is a historic and picturesque New England town in the heart of the Midcoast Region of Maine. The town, designated as a Main Street Community in 2012, offers a balanced mix of retail, professional and arts-related businesses, along with light to medium industry and traditional farming, forestry, and commercial fishing. Downtown Brunswick's distinctive broad Maine Street combines village flavor and city flair. Dotted with specialty shops, open spaces, and restaurants to satisfy every mood and palate, Brunswick's pedestrian-friendly downtown attracts shoppers, sightseers, and foodies alike.

Brunswick is a college town offering rich and diverse arts and cultural resources, anchored by Bowdoin College's noted museums, theater, and concert hall. Established in 1794, Bowdoin was the first college in the state of Maine, and it remains an important influence in Brunswick's continued development. Other colleges include Southern New Hampshire University and Southern Maine Community College, and opportunities for lifelong learning at Midcoast Senior College and Merrymeeting Adult Education.

Brunswick is home to world-class businesses, including L.L. Bean manufacturing, Bath Iron Works (design/engineering) and Owens Corning (composite fabrics). With its proximity to boat builders and to her marine trades along the Maine coast, advanced technology training resources and innovative businesses, Brunswick has positioned itself as the epicenter of the state's emerging composites manufacturing cluster. Home to Mid Coast Hospital and the Mid Coast Hospital Walk-In Clinic as well as numerous banks, downtown Brunswick is a service center for neighboring communities.

In Brunswick, community means friendly neighborhoods and markets; inspiring art and culture in world-class venues; unique shopping and great food; healthy outdoor activities in a beautiful environment; a diversity of churches and denominations; and learning opportunities that never end. Whether raising a family or looking for a place to spend an active retirement with others from all walks of life—or anything in between—Brunswick offers a place to experience a rewarding and happy life.

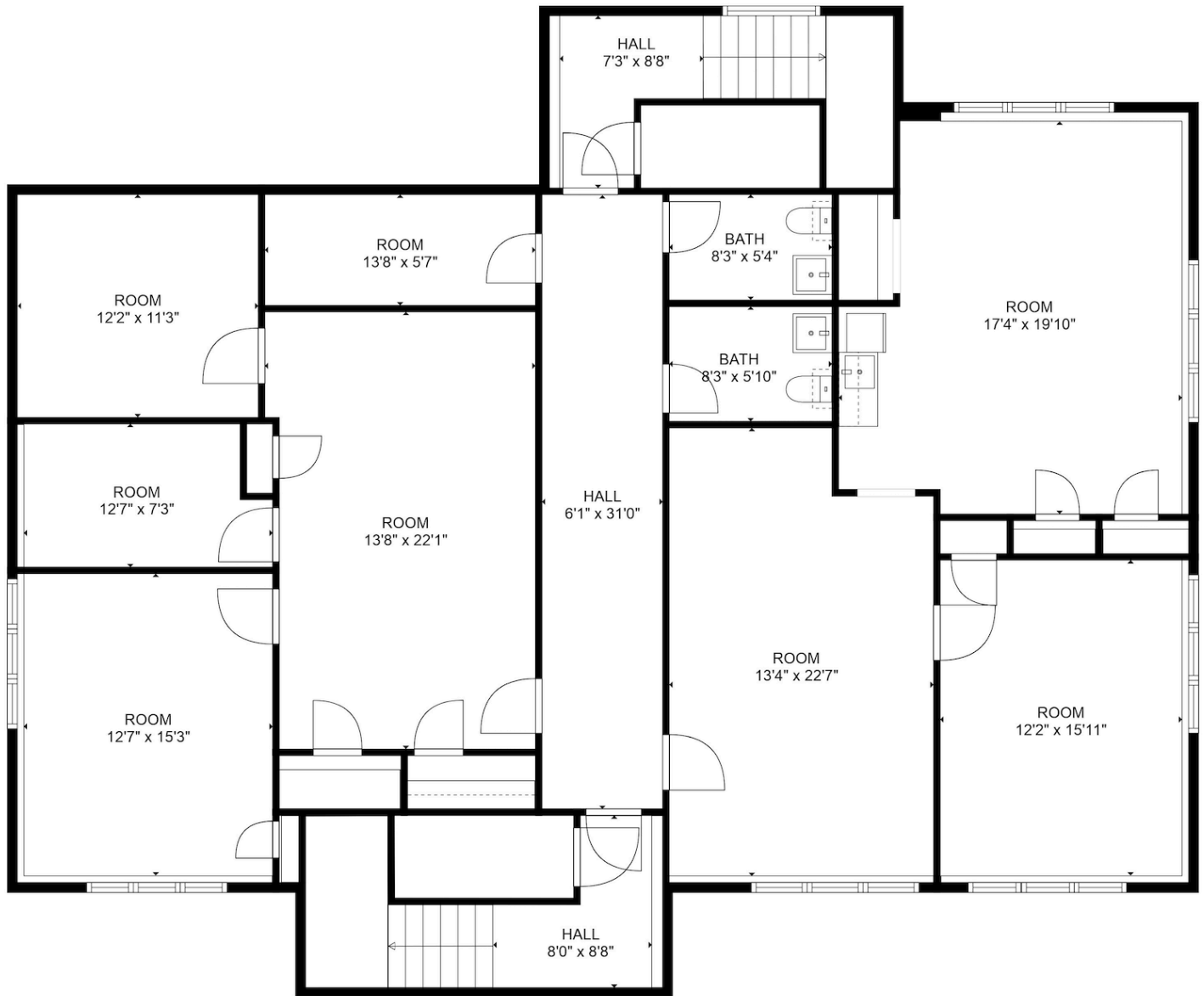
Information from: <https://brunswickdowntown.org/about/>







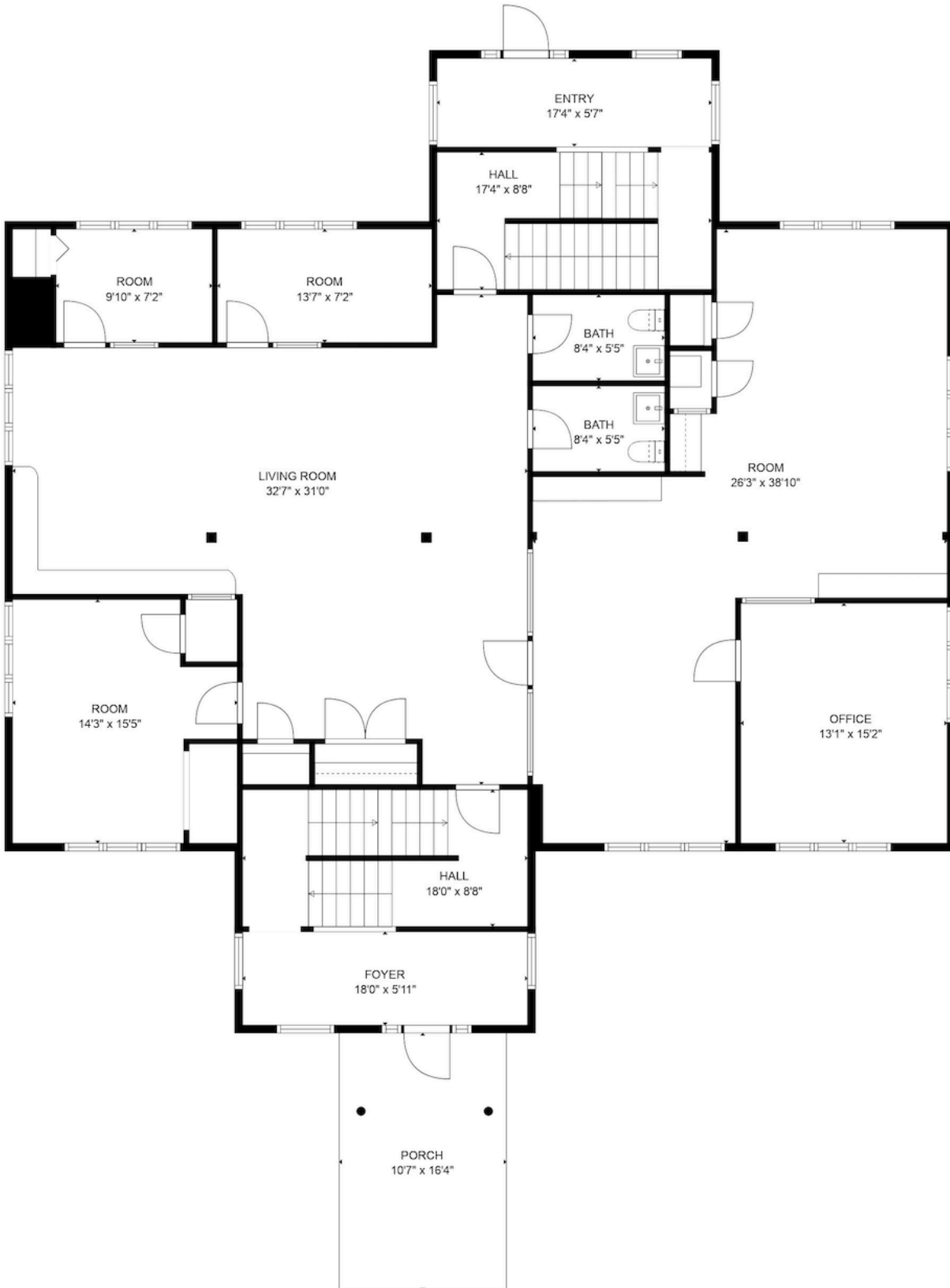




**TOTAL: 7690 sq. ft**

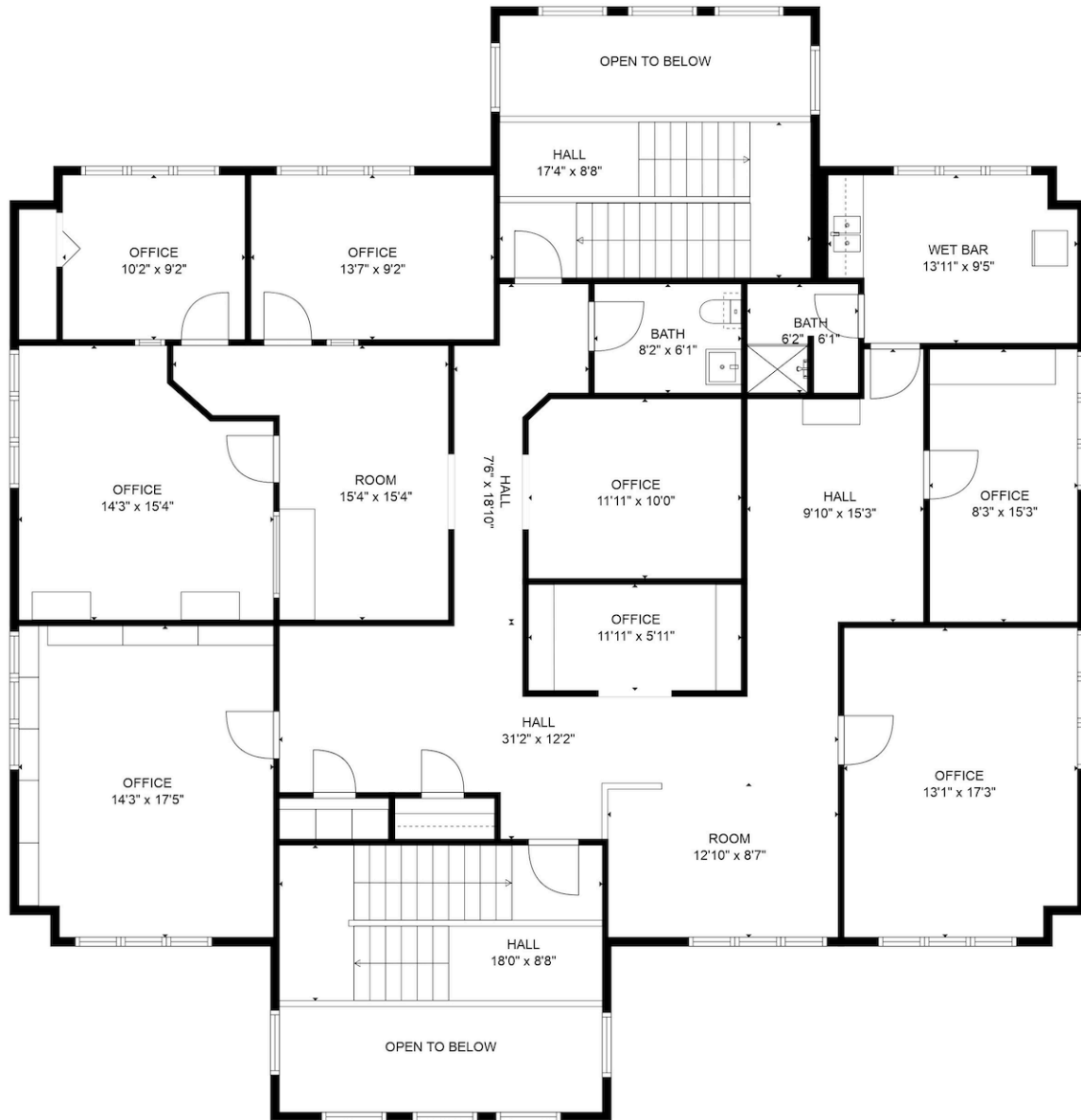
FLOOR 1: 2368 sq. ft, FLOOR 2: 2695 sq. ft, FLOOR 3: 2627 sq. ft  
 EXCLUDED AREAS: PORCH: 173 sq. ft, OPEN TO BELOW: 204 sq. ft, WALLS: 352 sq. ft

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



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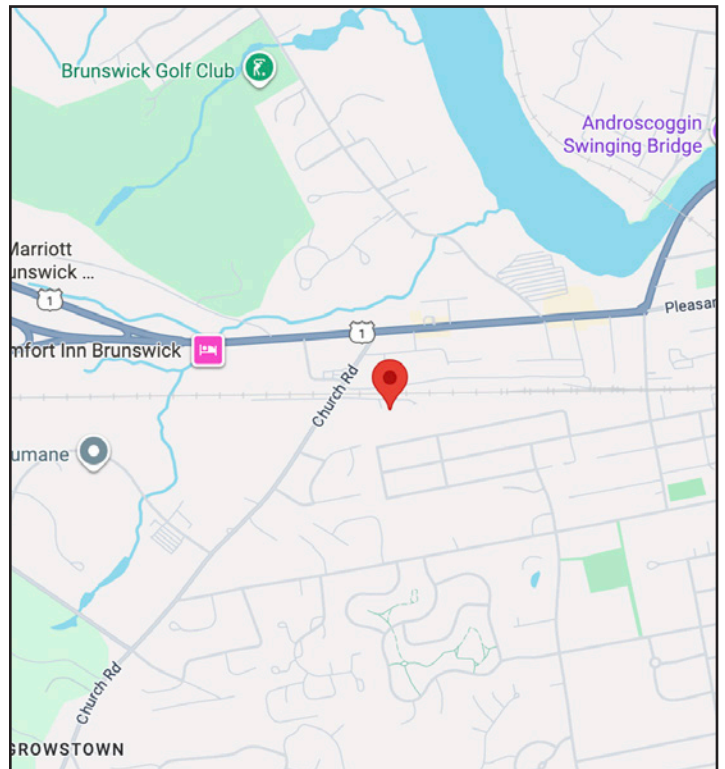
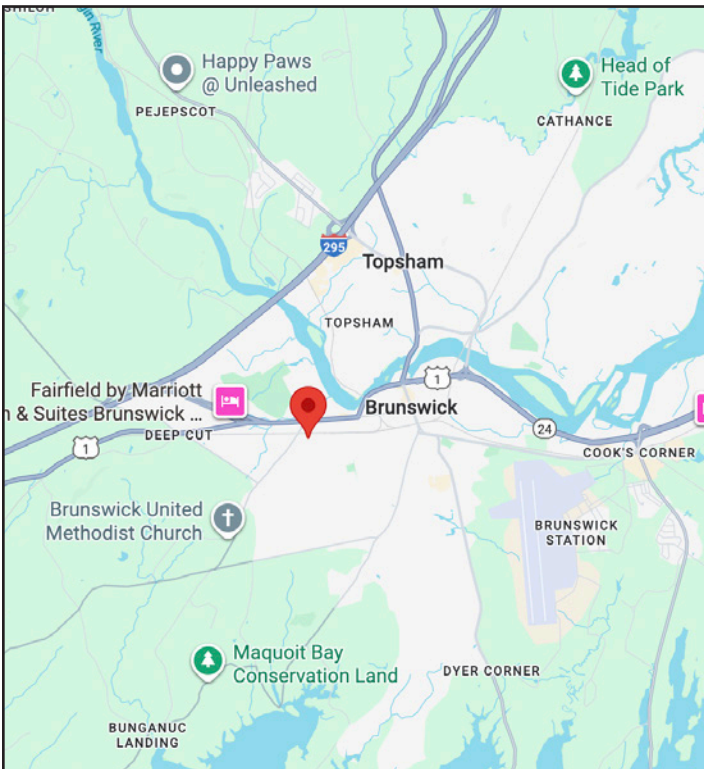
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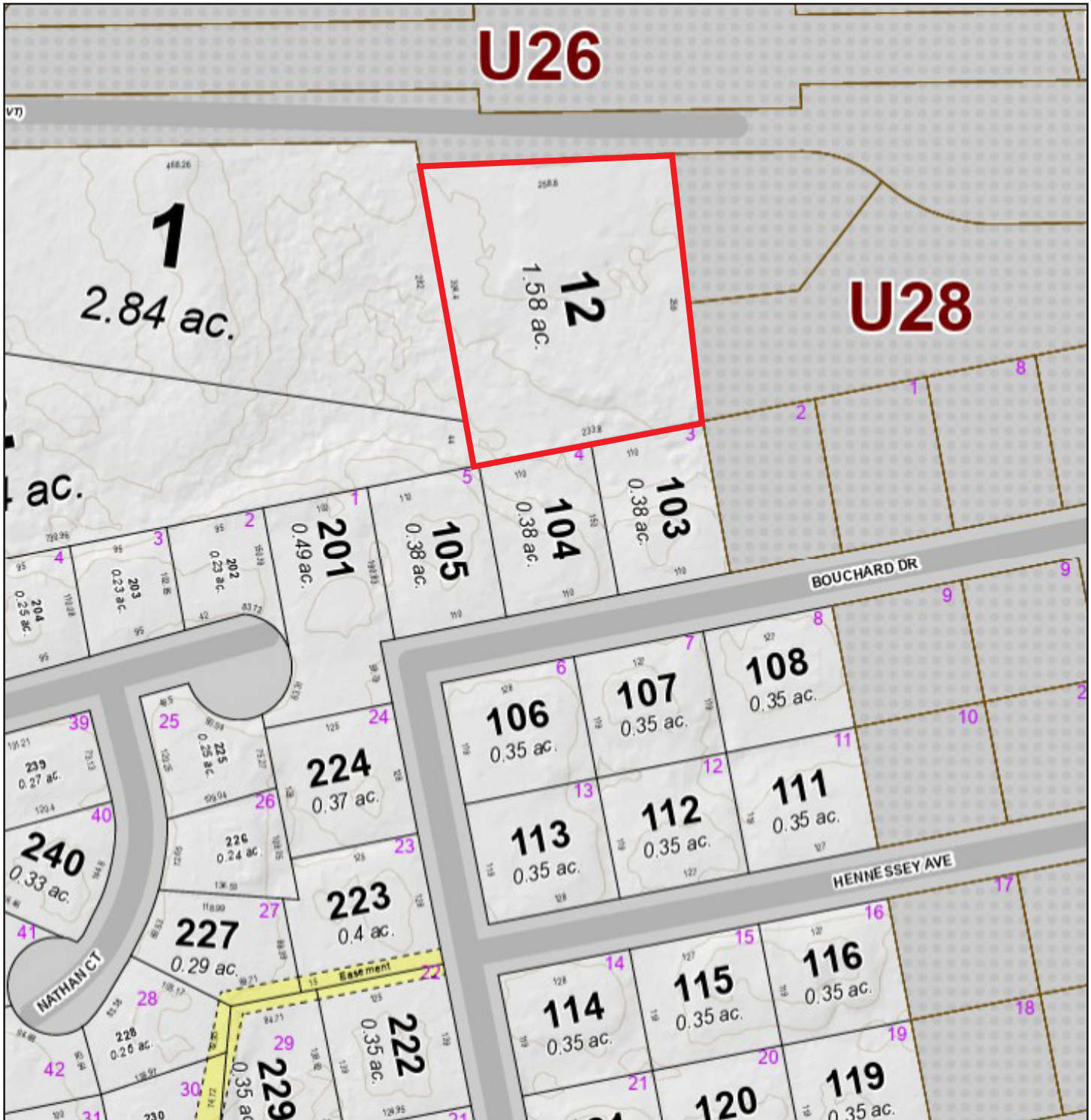
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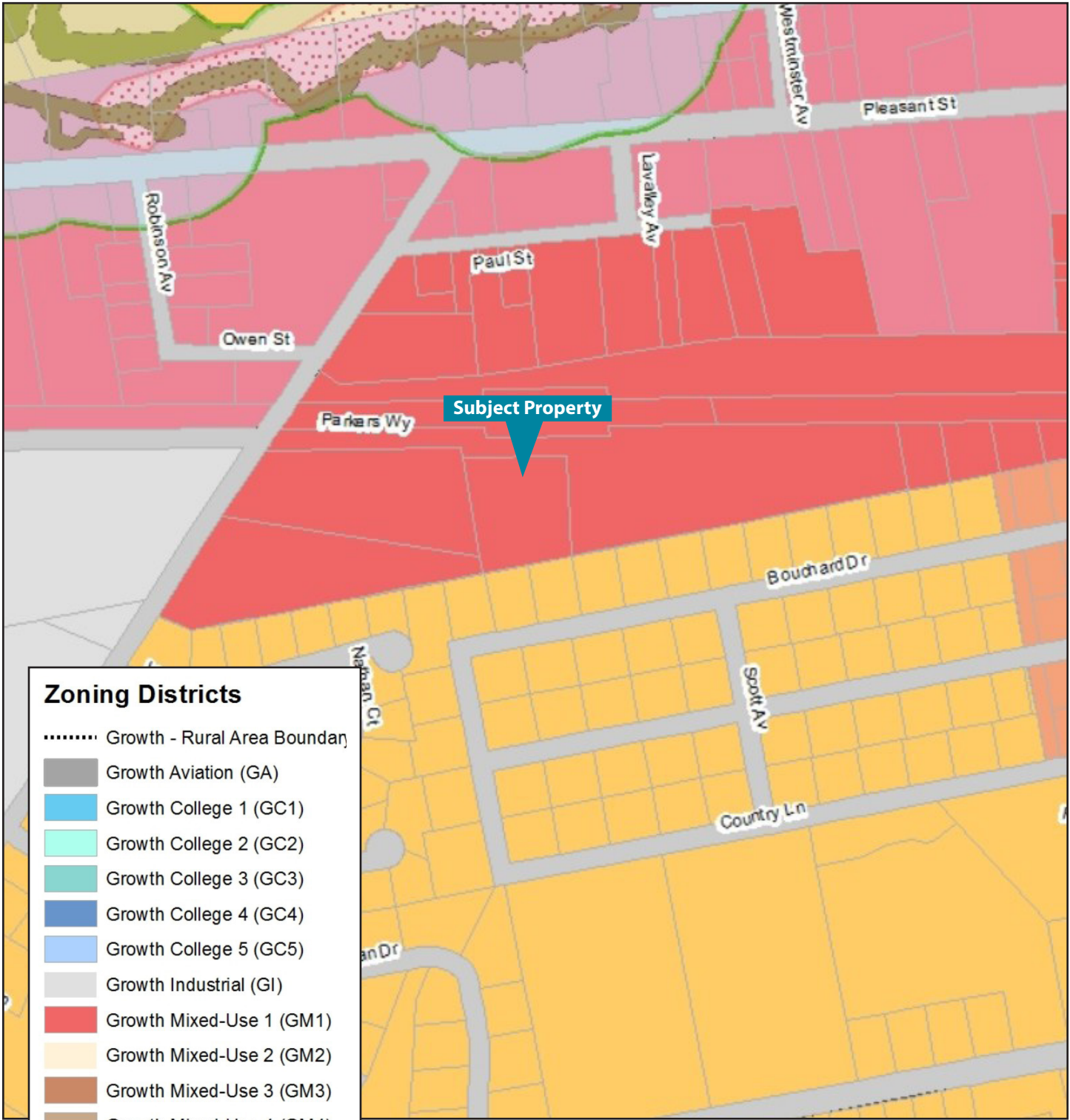
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**Zoning Districts**

- ..... Growth - Rural Area Boundar
- Growth Aviation (GA)
- Growth College 1 (GC1)
- Growth College 2 (GC2)
- Growth College 3 (GC3)
- Growth College 4 (GC4)
- Growth College 5 (GC5)
- Growth Industrial (GI)
- Growth Mixed-Use 1 (GM1)
- Growth Mixed-Use 2 (GM2)
- Growth Mixed-Use 3 (GM3)
- Growth Mixed-Use 4 (GM4)
- Growth Mixed-Use 5 (GM5)

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That We, CHARLES F. WALLACE, JR. and CLAIRE M. WALLACE, husband and wife, both of Brunswick, in the County of Cumberland and State of Maine,

in consideration of one dollar and other good and valuable considerations paid by

BMR Brunswick, LLC, a limited liability company, with a place of business in Brunswick, in the County of Cumberland and State of Maine,

the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said BMR Brunswick, LLC, its successors and assigns, forever,

A CERTAIN LOT OR PARCEL OF LAND, together with the buildings and improvements thereon, situated in the Town of Brunswick, in the County of Cumberland and State of Maine, and being more particularly described in the appended EXHIBIT A, made a part hereof.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said BMR Brunswick, LLC, its successors and assigns, to its and their use and behoof, forever.

AND we do COVENANT with the said Grantee, its successors and assigns, that we are lawfully seized in fee of the premises, that the premises are free of all encumbrances; that we do have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs and assigns shall and will WARRANT and DEFEND the premises to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF We, the said CHARLES F. WALLACE, JR. and CLAIRE M. WALLACE, have hereunto set our hands and seals, this 21<sup>st</sup> day of September, 2004.

Signed, Sealed & Delivered  
In the Presence Of

[Signature]  
Witness

[Signature]  
Charles F. Wallace, JR.

[Signature]  
Witness

[Signature]  
Claire M. Wallace

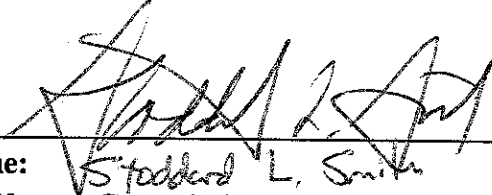
MAINE REAL ESTATE TAX PAID

STATE OF MAINE Cumberland County, ss.

September 21 2004

Personally appeared **CHARLES F. WALLACE, JR.** and **CLAIRE M. WALLACE** and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Name:

Stoddard L. Smith

\_\_\_\_\_, Notary Public  
Attorney at Law

My Notary Commission Expires:

**EXHIBIT A**

A certain lot or parcel of land, together with the buildings and improvements thereon, situated in Brunswick, in the County of Cumberland and State of Maine, bounded and described as follows:

**BEGINNING** at an iron pin set at the Southeast corner of land now or formerly of Russell A. French and Prudence B. French;

**THENCE** N 78° 58' 10" E along land now or formerly of Fortin and Bouchard a distance of 233.80 feet to an iron pin to be set;

**THENCE** N 06° 25' 36" W along remaining land of Charles F. Wallace, Jr. and Claire M. Wallace, a distance of 259.09 feet to an iron pin to be set on the southerly side of a fifty (50) foot wide right of way;

**THENCE** S 89° 15" W along the southerly sideline of said right of way, a distance of 258.75 feet to an iron pin to be set;

**THENCE** S 11° 01' 50" E along land now or formerly of Russell A. French and Prudence B. French, a distance of 304.43 feet to an iron pin and the **POINT OF BEGINNING**. Containing 1.58 Acres, more or less.

Being a portion of the premises conveyed to Charles F. Wallace, Jr. and Claire M. Wallace by Russell A. French and Prudence B. French, by deed dated January 2, 1990 and recorded in the Cumberland County Registry of Deeds, in Book 9050, at Page 215.

**ALSO CONVEYING** an easement for ingress and egress and for the placement and maintenance of underground utilities over a fifty (50) foot wide right of way described as follows:

**BEGINNING** at an iron pin set on the easterly side of the Church Road, said pin marking the intersection of the easterly sideline of the Church Road and the southwesterly sideline of the Maine Central Railroad right of way;

**THENCE** S 32° 43' 26" W along the easterly side of the Church Road a distance of 59.93 feet to an iron pin and the northwesterly corner of land now or formerly of Russell A. French and Prudence B. French;

**THENCE** N 89° 15" E, a distance of 468.24 feet along land now or formerly of said French to an iron pin;

**THENCE** S 11° 01' 50" E a distance of 22.36 feet along land now or formerly of said French to an iron pin to be set;

**THENCE** N 89° 15" E a distance of 150.00 feet along the northerly bound of the lot herein conveyed to a point;

**THENCE** N 00° 45" W a distance of 50.00 feet to a point and the southerly sideline of the Maine Central Railroad right of way;

**THENCE** S 89° 15" W a distance of 108.25 feet along the southerly sideline of said Maine Central Railroad right of way to an iron pin found;

**THENCE** N 00° 45" W a distance of 22.00 feet to a point;

**THENCE** S 89° 15" W a distance of 480.91 feet along the said Maine Central Railroad right of way to an iron pin on the southerly side of the Church Road and the **PLACE OF BEGINNING**.

This easement is depicted on a "Property Survey for Charles F. Wallace, Jr." dated June 9, 1988 by Howard F. Babbidge.

**ALSO CONVEYING** an easement for use and maintenance of a sign and mailbox within the above described fifty foot right of way and located where the Grantor herein presently maintains his sign and mailbox. The signage and mailbox shall comply with all pertinent ordinances.

Received  
Recorded Register of Deeds  
Sep 24, 2004 09:34:26A  
Cumberland County  
John B O'Brien



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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.*