

# 347 CIVIC CENTER DRIVE - AUGUSTA

## COMMERCIAL/RESIDENTIAL PROPERTY FOR SALE



**PROPERTY TYPE:** COMMERCIAL/RESIDENTIAL      LESS THAN ONE MILE TO INTERSTATE 95

**BUILDING SIZE:** 1,490+/- SF      STRONG TRAFFIC AND GROWTH CORRIDOR

**ACREAGE:** 1.5+/- ACRES      SURROUNDED BY MAJOR RETAIL ANCHORS

**ZONING:** PD - PLANNED DEVEL.      2 BR/1 BA HOME IN RETAIL CORE IDEAL  
FOR PROFESSIONAL SERVICES, TRADES, OR  
INVESTMENT PROPERTY

**TRAFFIC COUNT:** 11,200 AADT24

**SALE PRICE: \$379,900**



For more information contact:  
DENNIS WHEELOCK  
207-242-5588  
dwheelock@balfourcommercial.com  
www.balfourcommercial.com



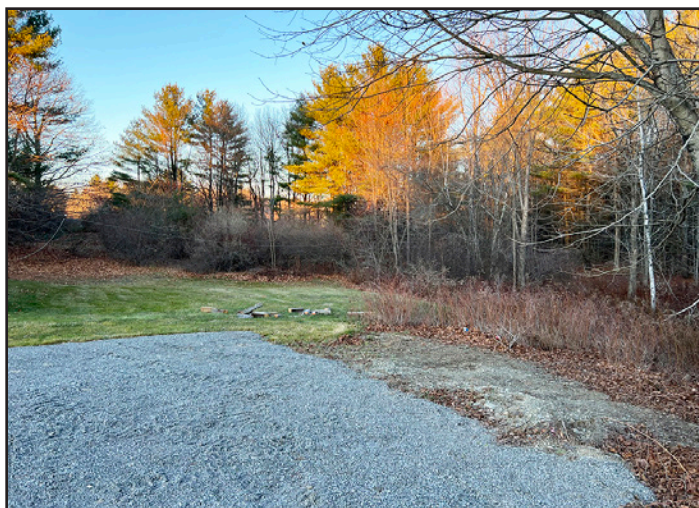
<b>OWNER</b>	Robert Wheelock Jr and Sarah Wheelock
<b>PROPERTY TYPE</b>	Residential/Commercial
<b>BEST OR CURRENT USE</b>	Ideal for residential investment property, professional services, or trades business.
<b>ZONING</b>	PD - Planned Development
<b>TRAFFIC COUNT</b>	11,200 AADT24
<b>YEAR BUILT</b>	1957
<b>ACREAGE</b>	1.5+/- Acres
<b>BUILDING SIZE</b>	1,490+/- SF
<b>PARKING</b>	Currently room for 4-6 vehicles with room to expand
<b>TAXES/YEAR</b>	\$3,179.32 (2026)
<b>BOOK/PAGE</b>	14383/39
<b>MAP/BLOCK/LOT</b>	79/001
<b>ROAD FRONTAGE</b>	380+/- ft
<b>UTILITIES: ELECTRIC</b>	Circuit Breakers
<b>SEWER</b>	Private
<b>WATER</b>	Private
<b>HEAT SYSTEM</b>	FHW; Oil
<b>COOLING</b>	No Cooling

### OVERVIEW

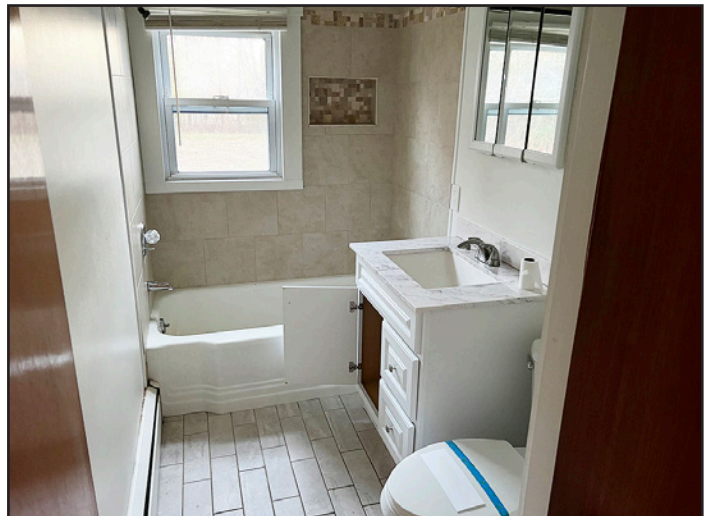
This versatile 2-bedroom, 1-bath property presents an excellent opportunity for a wide range of uses, including a residential investment, professional office, or trades-based business. Positioned on highly traveled Civic Center Drive—one of central Maine's most active retail and commercial corridors—the property benefits from strong visibility and steady traffic exposure.

The site features an existing pad where a garage was previously located, offering a head start for future development, along with ample space to expand parking or improve the layout to suit business needs.

Strategically located along Augusta's prime Route 27 development corridor and less than one mile from Exit 112 of the Maine Turnpike, the property provides exceptional accessibility for clients, employees, and tenants. Surrounded by major area anchors such as The Marketplace at Augusta, the Augusta Civic Center, the University of Maine at Augusta, Walmart, Comfort Inn, Augusta Business Park, and MaineGeneral Medical Center, this location offers both convenience and long-term investment appeal.



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

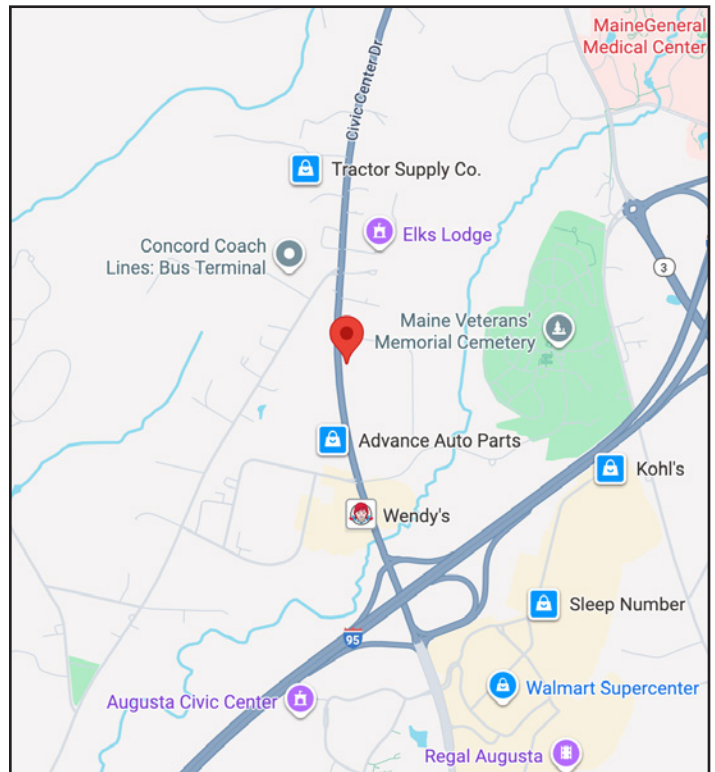


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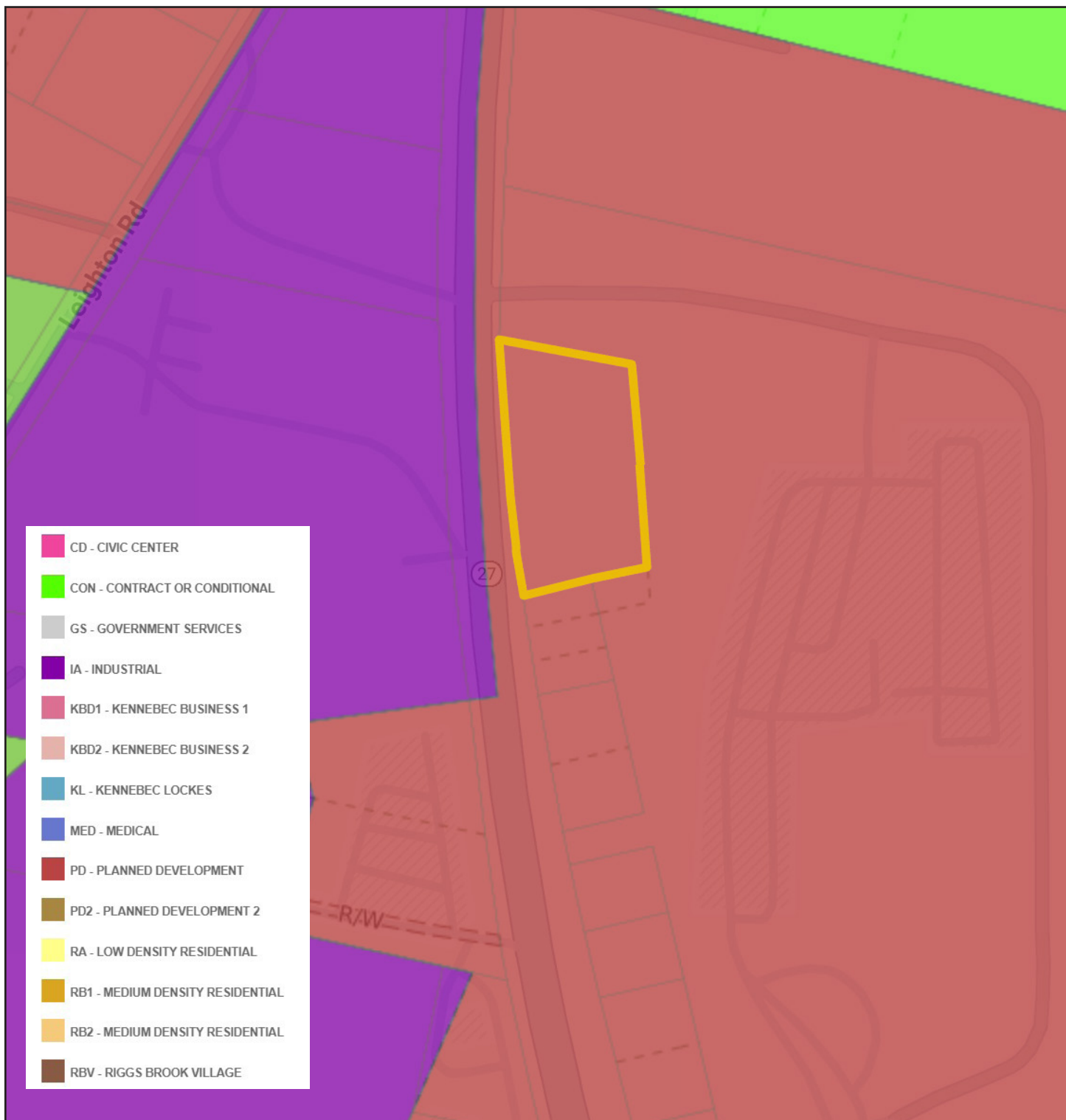
# 347 CIVIC CENTER DR - AUGUSTA LOCATION INFORMATION



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## LAND USE

300 Attachment 4

City of Augusta

Table of Land Uses in the Base Zoning Districts

[Amended through Ord. No. 14-191, adopted 11-20-2014; subsequently amended 5-7-2015 by Ord. No. 15-070; 8-20-2015 by Ord. No. 15-133; 11-17-2016 by Ord. No. 16-184; 11-17-2016 by Ord. No. 16-185; 11-17-2016 by Ord. No. 16-186; 12-15-2016 by Ord. No. 16-187; 4-20-2017 by Ord. No. 17-070; 11-16-2017 by Ord. No. 17-183; 10-4-2018 by Ord. No. 18-151; 11-1-2018 by Ord. No. 18-162; 2-21-2019 by Ord. No. 19-024; 6-20-2019 by Ord. No. 19-089; 11-7-2019 by Ord. No. 19-170; 2-6-2020 by Ord. No. 20-009; 2-6-2020 by Ord. No. 20-011; 2-6-2020 by Ord. No. 20-026; 4-1-2021 by Ord. No. 21-058; 4-15-2021 by Ord. No. 21-066; 4-15-2021 by Ord. No. 21-067; 4-15-2021 by Ord. No. 21-068; 7-1-2021 by Ord. No. 21-125; 3-17-2022 by Ord. No. 22-039; 4-21-2022 by Ord. No. 22-070; 7-21-2022 by Ord. No. 22-147; 5-18-2023 by Ord. No. 23-069; 12-7-2023 by Ord. No. 23-180; 8-1-2024 by Ord. No. 24-104; 8-1-2024 by Ord. No. 24-106; 10-3-2024 by Ord. No. 24-133]

## KEY:

X=Permitted Use (requires a permit from the Code Enforcement Officer)  
 CU=Conditional Use (requires Planning Board review and a public hearing)  
 PB=Planning Board (a public hearing is not mandatory)

SE=Special Exception Use (requires Planning Board review and public hearing)  
 (pz)=performance zoning

Land Uses	District																							
	RA	RB1	RB2	RC	RD	BP	KBD1	KBD2	CB	CC	CD	IA	PD	PD2	GS	RR	RRES	RPDS	RV	RR2	MED	RBV	KL	WP
<b>ASSEMBLIES</b>																								
Civic, social, and fraternal organizations						CU <sup>19</sup>	CU <sup>19</sup>					CU <sup>19</sup>	CU <sup>19</sup> (pz)				CU <sup>19</sup> (pz)	CU <sup>19</sup>		CU <sup>19</sup> (pz)	CU <sup>19</sup>		X <sup>19</sup>	X <sup>19</sup>
Funeral homes	CU	CU		CU	CU	CU						CU	CU (pz)											X
Religious activities	CU <sup>19</sup>	CU <sup>19</sup>	CU <sup>19</sup>	CU	CU <sup>19</sup>	CU		CU <sup>19</sup>				CU <sup>19</sup>	CU <sup>19</sup>	CU		CU <sup>19</sup>	CU <sup>19</sup>		CU <sup>19</sup>	CU <sup>19</sup>	CU <sup>19</sup>			CU
<b>BUSINESS</b>																								
Agriculture													CU (pz)				CU (pz)	CU	X	CU (pz)	CU		CU	
Business/professional associations						X				CU		X	CU (pz)	X								CU	X	X
Business and professional offices and services				X <sup>5</sup>	CU <sup>15</sup>	X	X	X	X	X	X	X	X	X		CU (pz) <sup>1</sup>	SE		X	SE	X	X	X	X
Cannabis manufacturing facility										X	X	X	X										X	
Cannabis registered caregiver					X		X	X	X	X	X	X	X			X	X	X	X	X	X	X	X	
Cannabis registered caregiver (home occupation)	X	X	X	X	X		X	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	
Cannabis Registered Dispensary										X	X	X	X									X		
Cannabis retail store									X	X	X	X	X					X						
Cannabis testing facility										X	X	X	X									X		
Museum						CU	CU	CU		CU														
Research, experimental, and testing laboratories										CU		X	CU (pz)										CU	X
Small distilleries, breweries and bakeries						CU	X	X	X	X	CU	X	X	CU					CU				CU	X

Land Uses	District																							
	RA	RB1	RB2	RC	RD	BP	KBD1	KBD2	CB	CC	CD	IA	PD	PD2	GS	RR	RRES	RPDS	RV	RR2	MED	RBV	KL	WP
Temporary, habitable trailers built on a permanent chassis to be used as portable classrooms and/or offices and/or medical diagnostic units for a specified (limited) time and as a public facility only	CU <sup>14</sup>	CU <sup>14</sup>	CU <sup>14</sup>	CU <sup>14</sup>	CU <sup>14</sup>	CU <sup>14</sup>	CU <sup>14</sup>	CU <sup>14</sup>	CU <sup>14</sup>	CU <sup>14</sup>	CU <sup>14</sup>		CU (pz) <sup>14</sup>	CU <sup>14</sup>										X
Veterinary					CU	X	X	X	X	X	X	X	CU			CU (pz)	SE <sup>1</sup>		CU (pz)	SE	X	CU	X	
Services (all establishments primarily providing assistance rather than merchandise, except as otherwise listed below):							X	X	X	X	X		X									CU	X	
Auto repair/service (no auto sales)								CU	CU	X			CU (pz)											
Bed-and-breakfast/tourist home		CU	CU <sup>8</sup>	CU	X		X	X	X	X	X		X	X									X	CU
Cemeteries	CU	CU	CU	CU	CU	X	X	X	X	X	X		X			X	X	X	X	X			CU	CU
Conference/event center						CU	CU	CU	CU	CU													CU	CU
Construction services							X	X	X	X	X		CU (pz)						CU (pz)					
Convention facility										CU	CU													
Finance, insurance, and real estate services						X	X	X	X	X	X	X	X	X			SE				SE		X	CU <sup>23</sup>
Hotels							X	X	X	X	X	X	X								X	X	X	
Personal services (all establishments providing individual services related to personal goods or needs, except as otherwise listed below):						X	X	X	X	X	X	CU	CU (pz)	X					X			X	CU	
Barber/beauty shops				X	X	X	X	X	X	X	CU	X	X	X			SE <sup>1</sup>		X			X	CU	CU
Laundry services					X	X	X	X	X	X	CU	CU (pz)							X				CU	
Self-service laundromats				CU	CU	X	X	X	X	X	CU	CU (pz)							X				CU	
Shoe repair shops				CU	CU	X	X	X	X	X	CU	CU (pz)	X						X			CU	X	
Restaurants							X	X	X	X	X	X	X	X			CU (pz) <sup>2</sup>		X			CU	CU	
Restaurants, without drive-through service					CU																			
Specialty print shop					CU		X	X	X	X	X	CU (pz)											X	X
Social services (excluding offender rehabilitation and offender self-help and parole and probation offices, clinical uses and food and goods distribution facilities)					CU	CU	X	X	X	X	X	CU (pz)		CU								X	X	
Taxi and local/commuter bus line service					CU		X	X	X	X		CU (pz)										CU	CU	

Land Uses	District																							
	RA	RB1	RB2	RC	RD	BP	KBD1	KBD2	CB	CC	CD	IA	PD	PD2	GS	RR	RRES	RPDS	RV	RR2	MED	RBV	KL	WP
<b>EDUCATIONAL</b>																								
Educational services	X	X	X*	X	X	X				CU	X	CU	X	CU	X	CU (pz)	CU		CU (pz)	CU		X	X	
<b>FACTORY/INDUSTRIAL</b>																								
Heavy equipment repair												CU	CU (pz)											
Manufacturing, heavy (including possessing, packaging, storage, and distribution of goods)												CU	CU (pz)											
Manufacturing, light								CU		CU	CU	X	CU (pz)									CU	CU	
Mineral extraction activities																	CU (pz)				CU			
Recycling centers				CU	CU								CU (pz)				CU (pz)			CU (pz)				
Truck terminals												CU	CU (pz)											
Waste facilities, Class 1										CU		CU	CU (pz)							CU (pz)				
Waste facilities, Class 2												CU	CU (pz)							CU (pz)				
<b>GOVERNMENT/MUNICIPAL</b>																								
Correctional institutions							CU						CU (pz)			X								
Courts						CU	CU						CU (pz)			X								X
Government offices				X <sup>5</sup>	CU <sup>15</sup>		X	X	X	X	X	X	CU (pz)	CU	X						CU	CU	CU	
Government services						X <sup>10</sup>							CU (pz)	CU	X							CU	CU	CU <sup>21</sup>
Municipal or public utilities and communications facilities:	CU	CU		CU	CU								CU (pz)		X								CU	
Major municipal or public utilities and communications facilities	CU	CU		CU	CU	CU	CU	CU	CU	CU	CU	CU	CU (pz)		X	CU (pz)								CU
Minor municipal or public utilities and communications facilities	CU	CU	CU	CU	CU	X	X	X	X	X	X	X	PB	CU	X	PB (pz)	CU	PB (pz)	PB (pz)	CU			CU	X
Wireless municipal or public utilities and communications facilities	X	X		X	X	X	X	X	X	X	X	X	X	CU	X	X		X					CU	
Parks, public	CU	CU	CU	CU	CU								CU (pz)	CU	X	CU (pz)	CU	CU (pz)	CU (pz)	CU			X	CU
Public safety services						CU		CU					CU (pz)	CU	X									X
Recreational areas and facilities, public					CU								CU (pz)	CU	X	CU (pz)	CU	CU (pz)	CU (pz)	CU				X
<b>INSTITUTIONAL</b>																								
Cannabis cultivation facility												X										X		
Community living arrangement	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X
Day-care centers	X	X		X	X	CU	CU			X	X	X	CU	X	X	CU (pz)	SE <sup>1</sup>	CU (pz)	CU (pz)	SE	X	X	X	X
Group home	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	X	CU		X	CU	X	X	CU	X		X	CU
Hospitals						X						X	X								CU		X	
Meal center and food pantry					X	CU	CU	CU	X	CU	CU		CU	CU										

Land Uses	District																								
	RA	RB1	RB2	RC	RD	BP	KBD1	KBD2	CB	CC	CD	IA	PD	PD2	GS	RR	RRES	RPDS	RV	RR2	MED	RBV	KL	WP	
<b>MEDICAL</b>																									
Medical clinics						CU		CU	CU	CU	CU	X	CU (pz)					SE							
Medical guesthouse	X	X	X	X	X	X	X		X	X	X	X	X	X				X	X						
Nursing homes	X	X		X	X	X						X	X	X		X			CU (pz)	SE	CU	X	CU		
Shelter						CU	CU		CU	CU	CU		CU	CU											
<b>MERCANTILE/RETAIL</b>																									
Retail (all establishments primarily selling or renting products, except as otherwise listed below):					CU		X	X	X	X	X	X	CU (pz)						X				CU <sup>18</sup>	CU	
Farm stands							X	X	X	X	X	X	X	X	X			SE <sup>3</sup>		X			X	X	
Flooring showroom					X		X	X	X	X	X	X	X	X					X					X	
Garden center							X	X	X	X	X	X	CU (pz)	CU			CU (pz)	SE				X	X		
Neighborhood groceries/variety stores				X	X		X	X	X	X	X	X	X	X				SE <sup>3</sup>		X			CU <sup>18</sup>	CU	
Pharmacies				X	X	CU <sup>11</sup>	X	X	X	X	X	X	X	X								CU	CU <sup>18</sup>	X	
Retail, convenience					X		X	X	X	X	X	X	X	X			CU (pz)			X			CU <sup>18</sup>		
Retail, medical sales						CU	X	X	X	X	X	X	CU (pz)							X		CU		X	
Retail, specialty				X <sup>13</sup>			X	X	X	X	X	X	X	X	X			SE <sup>1,12</sup>		X			CU <sup>18</sup>	X	
Specialty food markets				X	X		X	X	X	X	X	X	X	X	X			SE <sup>3</sup>		X				CU	
Automobile business, as defined										X		X	CU (pz)							CU (pz)					
Filling stations									CU		CU		CU (pz)												
Outdoor retail										X		X	CU										CU		
<b>RESIDENTIAL</b>																									
Accessory Dwelling Unit	X	X	X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X	X	X	X	X	
Manufactured housing park/land lease community			CU									CU	PB				PB (pz)		PB (pz)	PB (pz)					
Multiple-family dwellings	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU			CU	CU		CU	CU	CU	X	X	CU
One- and two-family dwellings	X	X	X	X	X	X	X	X	X	X	X	CU	X	X		X	X	X	X	X	X	X	X	X	
Rooming houses	CU	CU		CU	CU	CU						CU		CU											
<b>STORAGE/WAREHOUSING</b>																									
Self-service storage units										CU	CU		CU (pz)											CU (pz) <sup>7</sup>	
Warehousing							CU			CU	CU <sup>20</sup>	X	X												
Wholesaling							CU			CU		X	CU (pz)												
<b>OTHER</b>																									
Recreational areas and facilities, private													CU (pz)	CU			CU (pz)	SE	CU (pz)	CU (pz)	SE			CU	
Sexually oriented businesses												CU													

## LAND USE

Land Uses	District																							
	RA	RB1	RB2	RC	RD	BP	KBD1	KBD2	CB	CC	CD	IA	PD	PD2	GS	RR	RRES	RPDS	RV	RR2	MED	RBV	KL	WP
Solar Energy System - Building Mounted, Small, Medium and Large Scale	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Solar Energy System - Ground Mounted, Small Scale	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Solar Energy System - Ground Mounted, Medium Scale	CU	CU	CU	CU	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Solar Energy System - Ground Mounted, Large Scale	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU

- NOTES:**
- <sup>1</sup> Up to 5,000 square feet total floor area on Route 27/Civic Center Drive only.
  - <sup>2</sup> On Route 27/Civic Center Drive only.
  - <sup>3</sup> Uses limited to maximum gross building size of 5,000 square feet.
  - <sup>4</sup> Four lots or less.
  - <sup>5</sup> Map 30, Lot 1, Unit 1 only, business/professional/government offices only.
  - <sup>6</sup> Excepting conventional residential subdivisions.
  - <sup>7</sup> Limited to no more than 75 units or 10,000 square feet of building area.
  - <sup>8</sup> Limited to maximum of eight rooms.
  - <sup>9</sup> Limited to elementary and middle schools.
  - <sup>10</sup> Excluding protective functions/correctional institutions.
  - <sup>11</sup> Excluding convenience retail.
  - <sup>12</sup> Limited to florists, art gallery, pottery/craft/gift shops.
  - <sup>13</sup> Limited to small specialized stores that are located within buildings having existing storefronts built prior to April 1, 2001, and that predominantly serve the needs of a walking clientele.
  - <sup>14</sup> This restriction is not intended to restrict the temporary placement of construction-related trailers on project sites, provided that such trailers are removed immediately upon the completion of project work at that site. Planning Board approval is not required prior to the placement of such trailers.
  - <sup>15</sup> Excluding financial institutions.
  - <sup>16</sup> (Reserved).
  - <sup>17</sup> (Reserved).
  - <sup>18</sup> 30,000-square-foot floor area per structure maximum.
  - <sup>19</sup> The following uses accessory to permitted assembly uses shall be subject to conditional use approval unless expressly listed as a permitted use in the Table of Land Uses: conference center, convention facility, social services, educational services, day-care centers, group homes, medical clinic, meal center and food pantry, retail, and recreational areas and facilities. A shelter shall also be a conditional use and shall not be within 1,000 feet of another shelter.
  - <sup>20</sup> Warehousing in the CD Zoning District shall all be inside buildings, with no exterior storage.
  - <sup>21</sup> Only permit administration uses.
  - <sup>22</sup> Banks and financial institutions not permitted.



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