

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: ~~\$349,900~~ \$329,000



For more information contact:
DENNIS WHELOCK
207-242-5588
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www.balfourcommercial.com



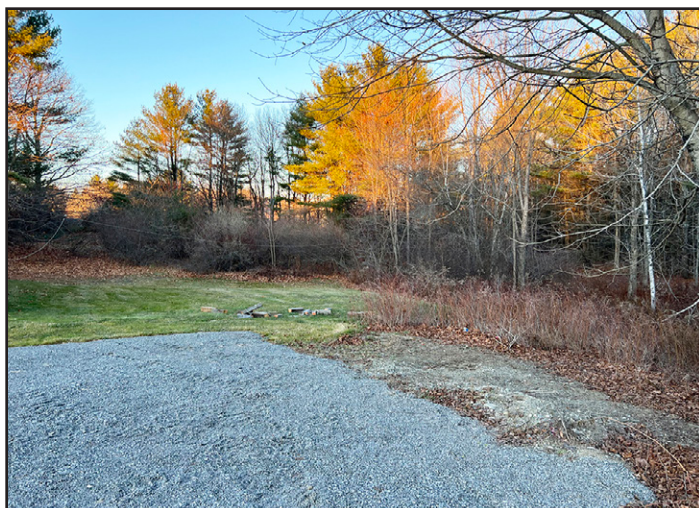
OWNER	Robert Wheelock Jr and Sarah Wheelock
PROPERTY TYPE	Residential/Commercial
BEST OR CURRENT USE	Ideal for residential investment property, professional services, or trades business.
ZONING	PD - Planned Development
TRAFFIC COUNT	11,200 AADT24
YEAR BUILT	1957
ACREAGE	1.5+/- Acres
BUILDING SIZE	1,490+/- SF
PARKING	Currently room for 4-6 vehicles with room to expand
TAXES/YEAR	\$3,179.32 (2026)
BOOK/PAGE	14383/39
MAP/BLOCK/LOT	79/001
ROAD FRONTAGE	380+/- ft
UTILITIES: ELECTRIC	Circuit Breakers
SEWER	Private
WATER	Private
HEAT SYSTEM	FHW; Oil
COOLING	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.



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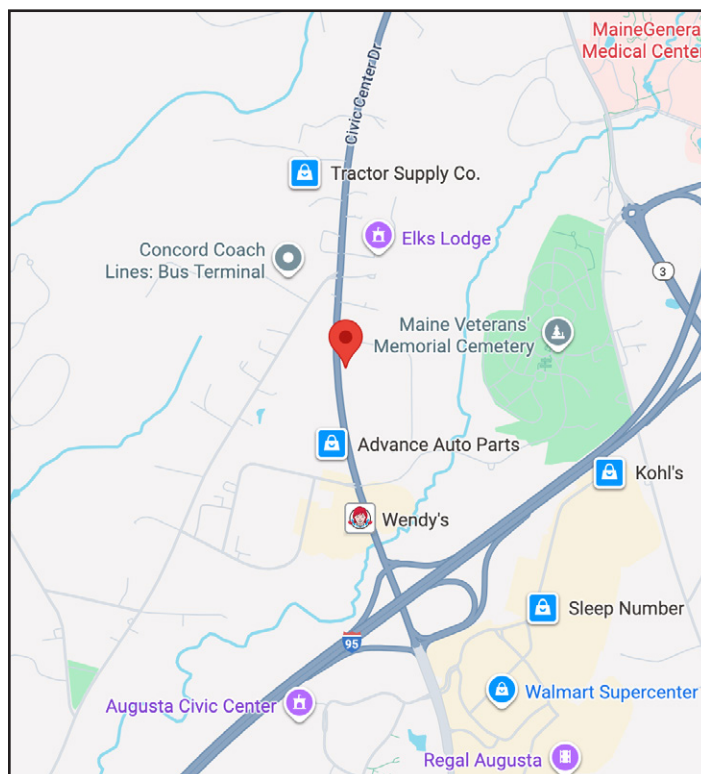
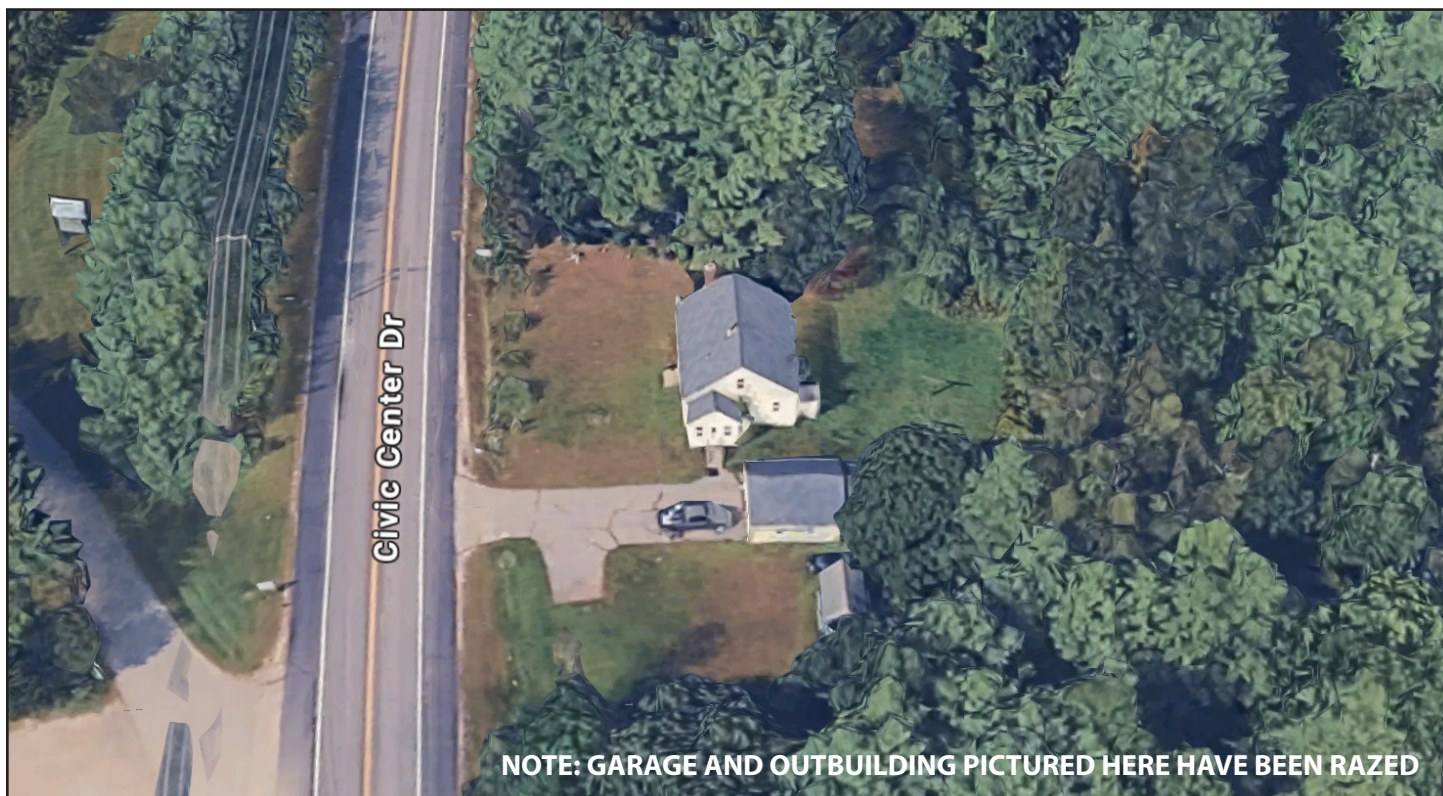
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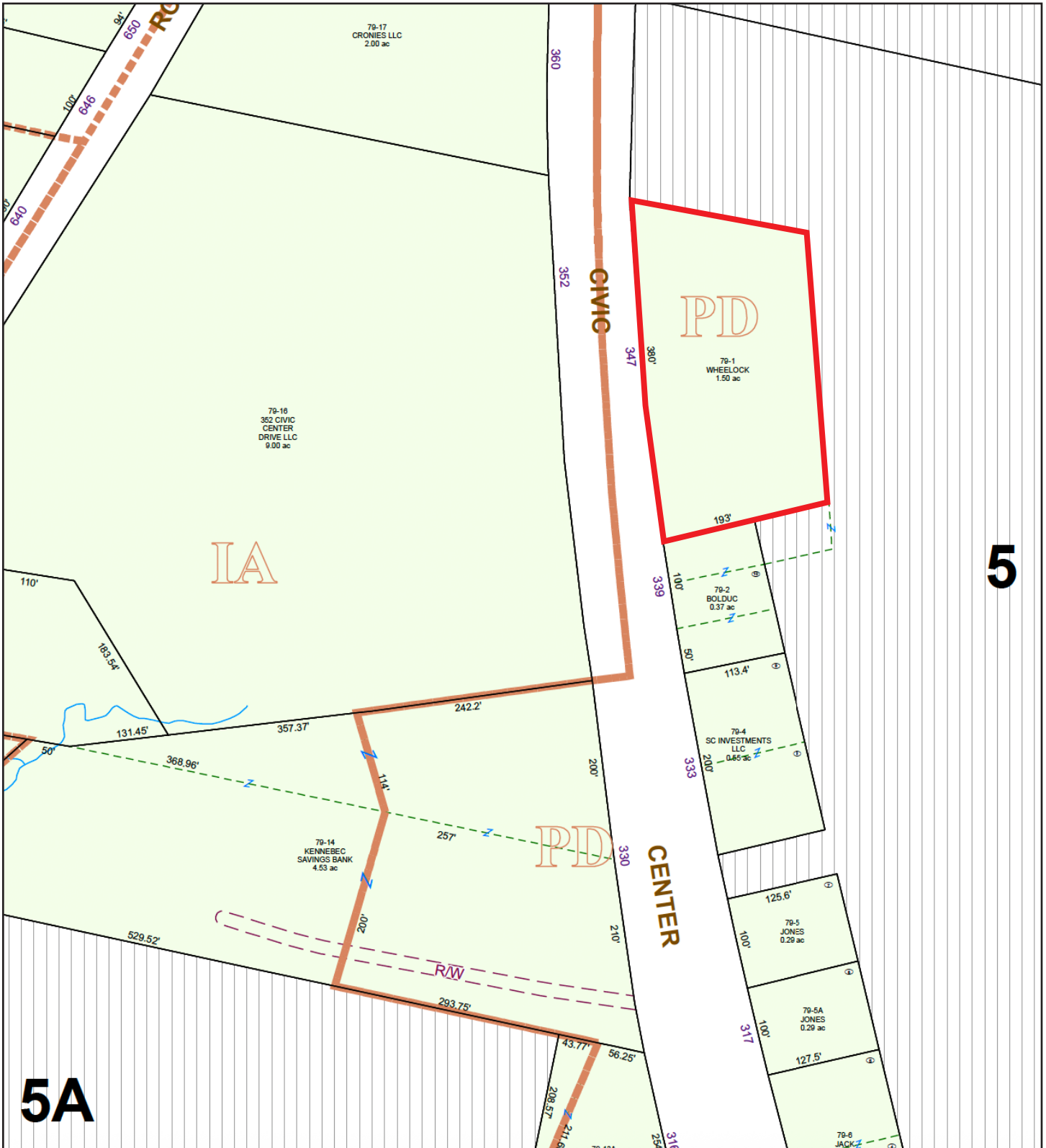
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347 CIVIC CENTER DR - AUGUSTA LOCATION INFORMATION



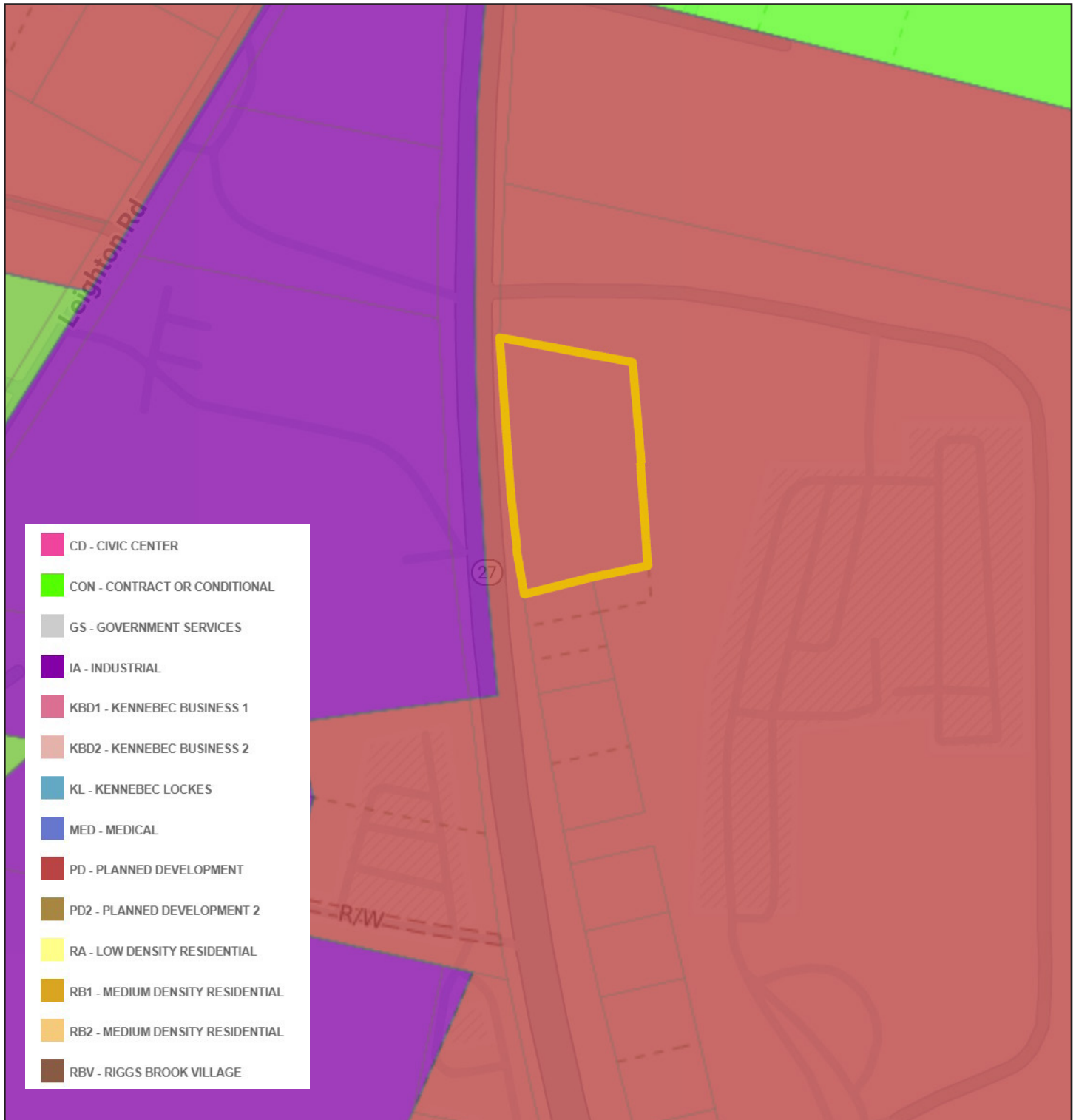
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347 CIVIC CENTER DR - AUGUSTA ZONING MAP



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347 CIVIC CENTER DR - AUGUSTA PERMITTED USE

Land Uses	District																			
	RA	RB1	RB2	RC	RD	BP	KBD1	KBD2	CB	CC	CD	IA	PD	PD2	GS	RR	RRES	RPDS	RV	RR2
EDUCATIONAL																				
Educational services	X	X	X*	X	X	X				CU	X	CU	X	CU	X	CU (pz)	CU		CU (pz)	CU
FACTORY/INDUSTRIAL																				
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)				
GOVERNMENT/MUNICIPAL																				
Correctional institutions						CU							CU (pz)		X					
Courts						CU	CU						CU (pz)		X					X
Government offices				X ⁵	CU ¹⁵		X	X	X	X	X	X	CU (pz)	CU	X				CU	CU
Government services						X ¹⁰							CU (pz)	CU	X				CU	CU ²¹
Municipal or public utilities and communications facilities:	CU	CU		CU	CU								CU (pz)		X					
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
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
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
INSTITUTIONAL																				
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
Day-care centers	X	X		X	X	CU	CU		X	X	X	CU	X	X		CU (pz)	SE ¹	CU (pz)	CU (pz)	SE
Group home	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	X	CU		X	CU	X	CU	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
MEDICAL																				
Medical clinics						CU			CU	CU	CU	X	CU (pz)				SE			SE
Medical guesthouse	X	X	X	X	X	X	X		X	X	X	X	X	X				X	X	SE
Nursing homes	X	X		X	X	X						X	X	X		X			CU (pz)	SE
Shelter					CU	CU		CU	CU	CU	CU		CU	CU						CU
MERCANTILE/RETAIL																				
Retail (all establishments primarily selling or renting products, except as otherwise listed below):					CU		X	X	X	X	X	X	CU (pz)						X	CU ¹⁸
Farm stands							X	X	X	X	X	X	X	X			SE ¹		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		CU (pz)	SE
Neighborhood groceries/variety stores				X	X		X	X	X	X	X	X	X	X			SE ¹		X	CU ¹⁸
Pharmacies				X	X	CU ¹¹	X	X	X	X	X	X	X	X						CU
Retail, convenience					X		X	X	X	X	X	X	X	X		CU (pz)			X	CU ¹⁸
Retail, medical sales						CU	X	X	X	X	X	X	CU (pz)						X	CU
Retail, specialty				X ¹³			X	X	X	X	X	X	X	X			SE ^{1, 12}		X	CU ¹⁸
Specialty food markets				X	X		X	X	X	X	X	X	X	X			SE ¹		X	CU
Automobile business, as defined										X		X	CU (pz)						CU (pz)	
Filling stations									CU		CU		CU (pz)							
Outdoor retail										X		X	CU						CU	CU
RESIDENTIAL																				
Accessory Dwelling Unit	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
One- and two-family dwellings	X	X	X	X	X	X	X	X	X	X	X	CU	X	X		X	X	X	X	X
Rooming houses	CU	CU		CU	CU	CU						CU		CU						
STORAGE/WAREHOUSING																				
Self-service storage units										CU	CU		CU (pz)						CU (pz) ⁷	
Warehousing							CU			CU	CU ²⁰	X	X							
Wholesaling							CU			CU		X	CU (pz)							
OTHER																				
Recreational areas and facilities, private													CU (pz)	CU		CU (pz)	SE	CU (pz)	CU (pz)	SE
Sexually oriented businesses												CU								CU

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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	
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	
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	

NOTES:

- ¹ Up to 5,000 square feet total floor area on Route 27/Civic Center Drive only.
- ² On Route 27/Civic Center Drive only.
- ³ Uses limited to maximum gross building size of 5,000 square feet.
- ⁴ Four lots or less.
- ⁵ Map 30, Lot 1, Unit 1 only, business/professional/government offices only.
- ⁶ Excepting conventional residential subdivisions.
- ⁷ Limited to no more than 75 units or 10,000 square feet of building area.
- ⁸ Limited to maximum of eight rooms.
- ⁹ Limited to elementary and middle schools.
- ¹⁰ Excluding protective functions/correctional institutions.
- ¹¹ Excluding convenience retail.
- ¹² Limited to florists, art gallery, pottery/craft/gift shops.
- ¹³ 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.

- ¹⁴ 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.
- ¹⁵ Excluding financial institutions.
- ¹⁶ (Reserved).
- ¹⁷ (Reserved).
- ¹⁸ 30,000-square-foot floor area per structure maximum.
- ¹⁹ 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.
- ²⁰ Warehousing in the CD Zoning District shall all be inside buildings, with no exterior storage.
- ²¹ Only permit administration uses.
- ²² 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:

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