

433 ROUTE ONE, SUITE 401 - YORK FLEX COMMERCIAL CONDO FOR SALE



PROPERTY TYPE: FLEX OFFICE/INDUSTRIAL

END UNIT COMMERCIAL CONDO

BUILDING SIZE: 3,125+/- SF

HIGH TRAFFIC ROUTE ONE LOCATION

ACREAGE: .09+/- ACRES

INCLUDES ONE DRIVE-IN BAY

ZONING: RT 1-3

MULTIPLE DESIGN CONFIGURATIONS

TRAFFIC COUNT: 17,520 AADT23

SALE PRICE: ~~\$360,000~~ **\$350,000**



For more information contact:

KIRK BUTTERFIELD
C: 207-205-4007
O: 207-879-9800
kbutterfield@kw.com
balfourcommercial.com





433 ROUTE ONE SUITE 401 - YORK PROPERTY DETAILS

OWNER	Scott Coughlin
PROPERTY TYPE	Flex Office/Light Industrial
BEST OR CURRENT USE	Office condo with flex light industrial space
ZONING	RT 1-3 (Commercial/Business)
TRAFFIC COUNT	17,520 AADT23
YEAR BUILT	1986
ACREAGE	.09+/- Acres
BUILDING SIZE	3,125+/- SF
PARKING	20-25
TAXES/YEAR	\$1,030 (2024)
CONDO FEES	Cottage Place Association: \$561.60/Mo
BOOK/PAGE	18375/859
MAP/BLOCK/LOT	111/049/401
TENANCY	Multi-business office condominiums
ROAD FRONTAGE	415+/- Ft
UTILITIES: ELECTRIC	Circuit Breakers
SEWER	Public
WATER	Public
HEAT SYSTEM	FHA; Propane
COOLING	Central Air
# DRIVE-IN BAYS	One 12x8 overhead door
CEILING HEIGHT	10 Ft

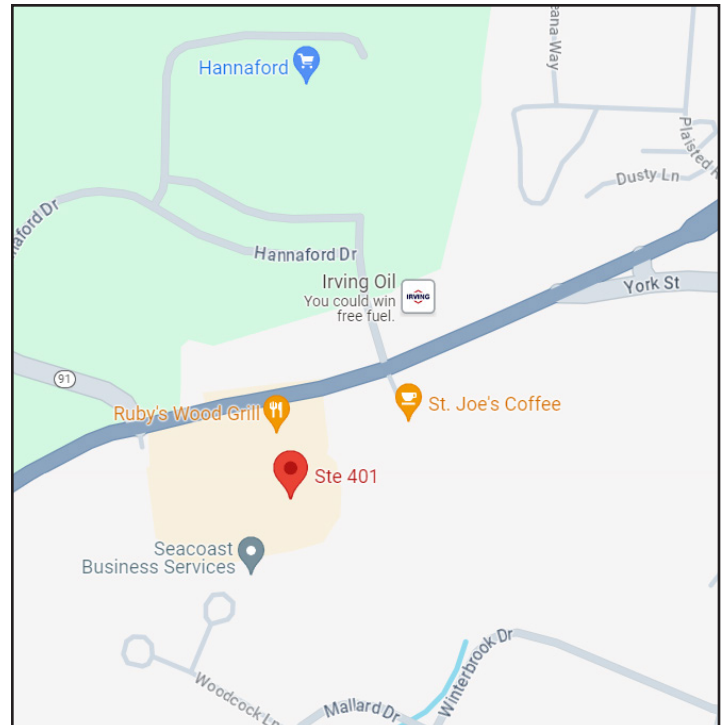
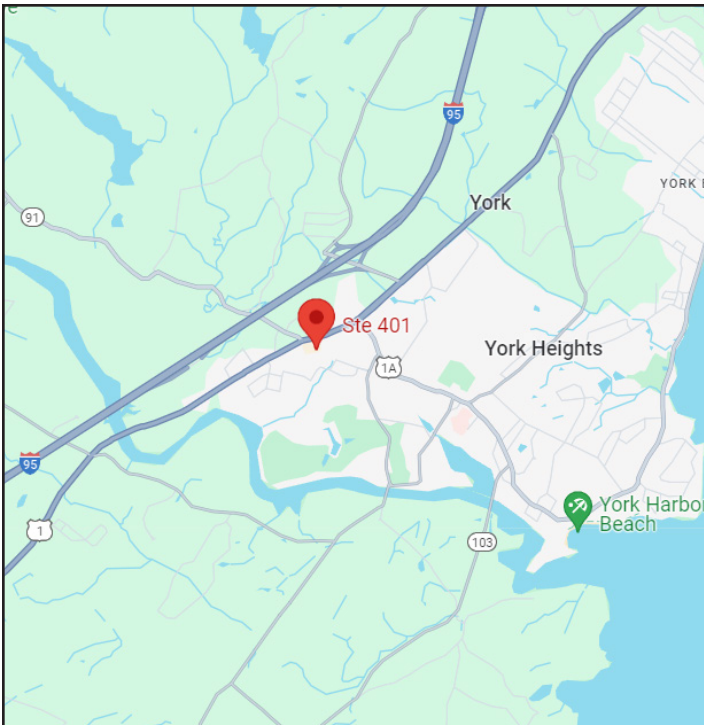
OVERVIEW

This 3,125± SF commercial condominium is ideally situated on highly visible Route One, directly across from Hannaford and just minutes from the Maine Turnpike. The property features over 1,200 SF of professional office space on the main level, with additional office or storage space on the lower level. A large rear overhead door and mezzanine space enhance the condo's flexibility, making it well-suited for a variety of office, light industrial, or mixed-use needs. A rare opportunity in a high-traffic location with excellent accessibility.

Published 10/31/24; revised 2/17/26

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433 ROUTE ONE SUITE 401 - YORK PHOTOS



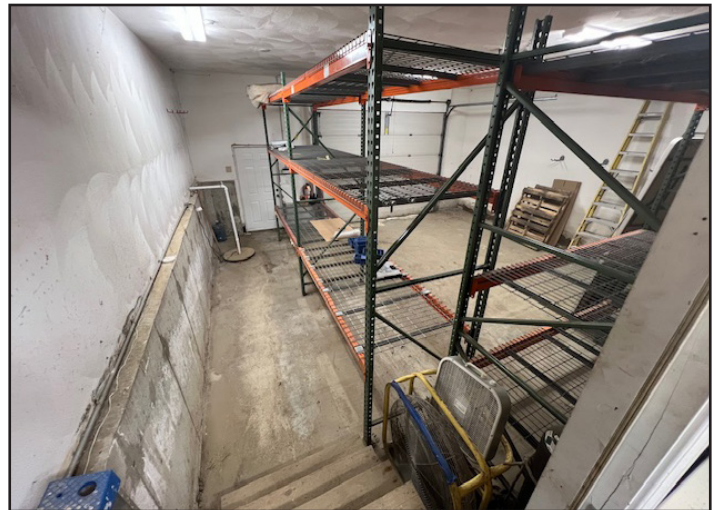
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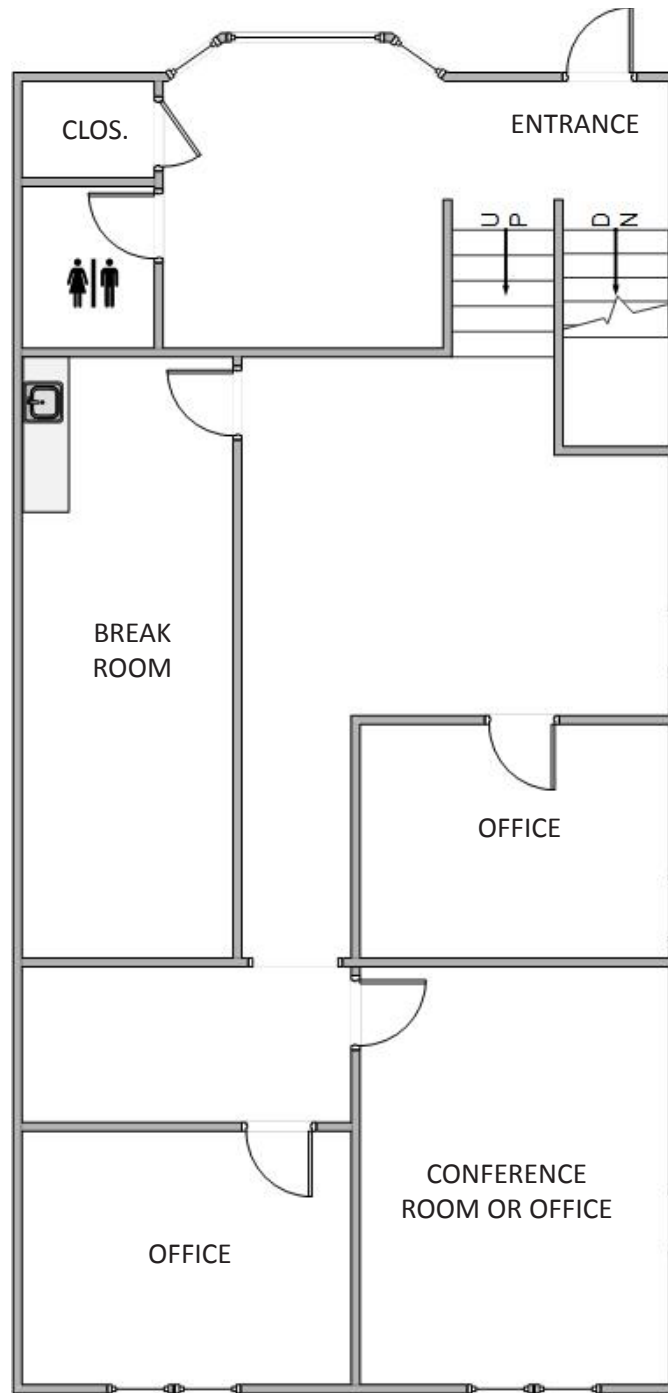
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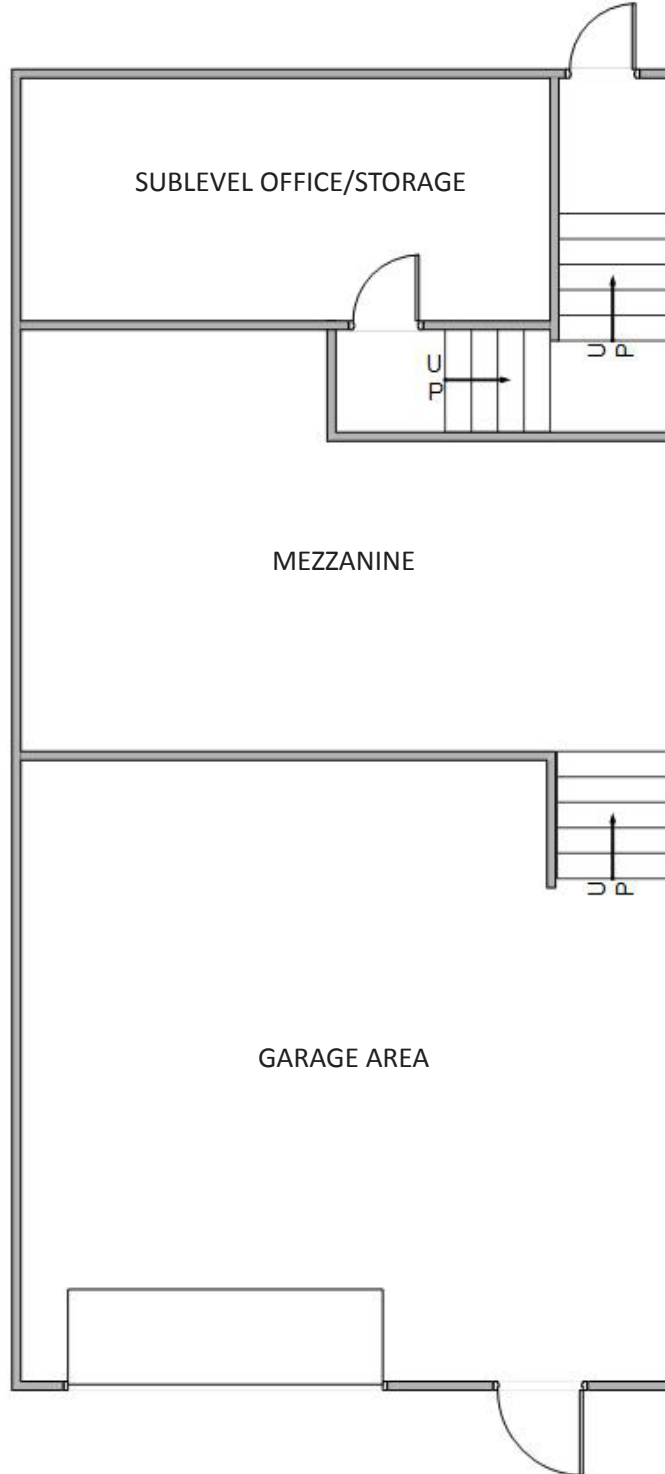
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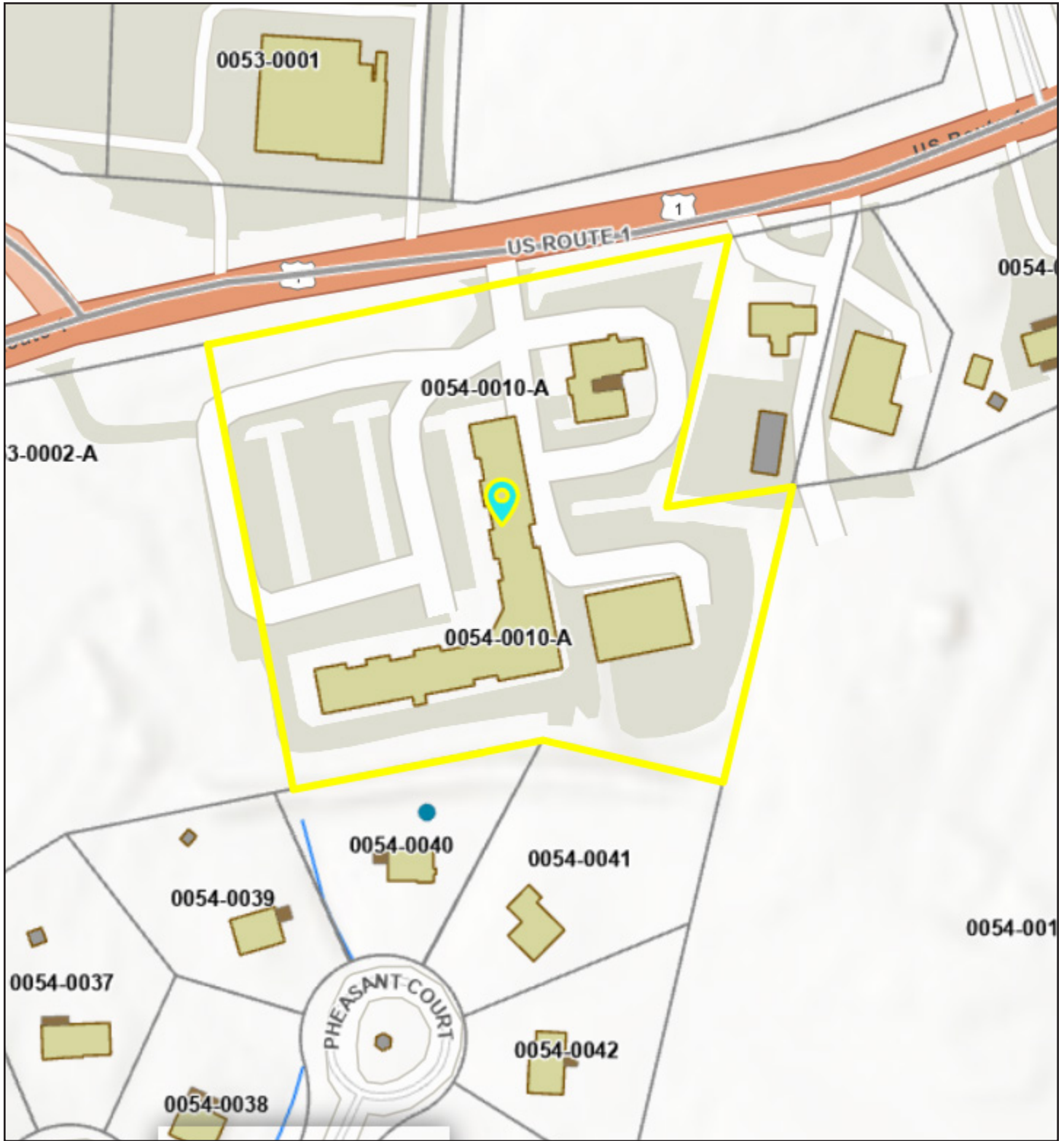


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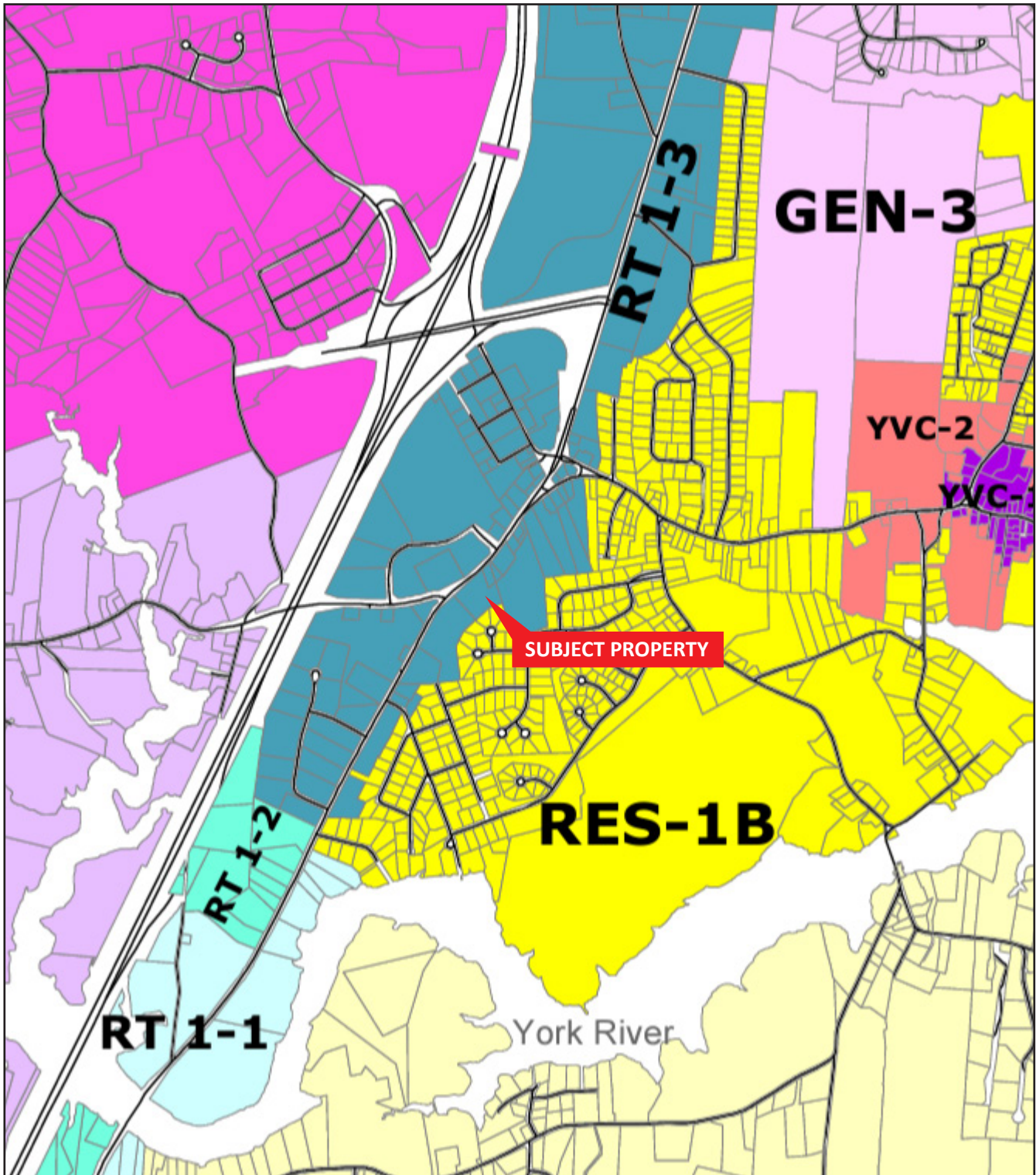






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433 ROUTE ONE SUITE 401 - YORK ZONING INFORMATION

Town of York Zoning Ordinance

Revised Through May 18, 2024

Permitted Uses in Route One-3

Residential Use Category (RT 1-3) - AMENDED 05/19/2012

- Single-Family Dwelling
- Two-Family Dwelling
- Multi-Family Dwelling
- Boarding House
- Bed & Breakfast
- Elderly Housing
- Short-Term Residential Rental

Commercial Use Category (RT 1-3)

- Service Businesses –Route One Use Permit from Planning Board required.
- Store for Retail Sale of Merchandise – With Less than 20,000 square feet of floor space. Store with less than 5,000 square feet of floor space may also produce goods on site, provided such are sold on site and the production area is smaller in size than the retail area. Route One Use Permit from Planning Board required.
- Shopping Center – Provided no single store for retail sale of merchandise exceeds size limitations of zoning district. Route One Use Permit from Planning Board required.
- Banks, With or Without Drive-Through Windows – Route One Use Permit from Planning Board required.
- Grocery Store –Route One Use Permit from Planning Board required.
- Laundries and Dry Cleaning Facilities (on Public Sewer) – Serviced by Public Sewer. Route One Use Permit from Planning Board required.
- Store for Retail Sale of Merchandise such as but not limited to Lumber Yards and Building Supply Yards wherein merchandise is stored in the open, provided that all merchandise so stored is screened from ground level view from any abutting residential property – Route One Use Permit from Planning Board required.
- Plumbing, Electrical or Carpentry Shop or Other Similar Service or Repair Establishment – Route One Use Permit from Planning Board required.
- Medical Marijuana Manufacturing Facility- without cultivation.
- Medical Marijuana Registered Dispensary- without cultivation and/or manufacturing.
- Motels/Hotels – Route One Use Permit from Planning Board required.
- Small Lodging and Tourist Homes/Inns – Route One Use Permit from Planning Board required.
- Restaurants –Route One Use Permit from Planning Board required.
- Ice Cream Stands – Route One Use Permit from Planning Board required.
- Garden Centers – Route One Use Permit from Planning Board required.
- Animal Boarding (Commercial) – Permitted only as an accessory use to an approved veterinarian use. Route One Use Permit from Planning Board required.
- Animal Grooming – Route One Use Permit from Planning Board required.
- Animal Hospitals/Veterinarians – Route One Use Permit from Planning Board required.
- Animal Retail Sales – Route One Use Permit from Planning Board required.
- Commercial Schools – With Less than 5,000 square feet of floor space. Boarding of students is prohibited. Route One Use Permit from Planning Board required.
- Day Care Center – As an accessory use to a permitted use only. Route One Use Permit from Planning Board required.
- Fruit and Vegetable Produce Stores – Route One Use Permit from Planning Board required.
- Parking Lot Owned or Managed by a Non-Public Entity for Commercial Purposes, Provided there is No Parking Garage – Route One Use Permit from Planning Board required.
- Artisanal Food and/or Beverage Facility – Retail Sales of Merchandise as part of this use shall not supersede 2,500 square feet of gross floor area. Route One Use Permit from the Planning Board is required.
- EXPRESSLY PROHIBITED: Fast Food Restaurants, whether the use is a principal use or an accessory use; Formula Restaurants, whether the use is a principal use or an accessory use (except that a grocery store or a retail store which sells food shall be permitted to make and serve prepared food or other such products prepared primarily with foods which it sells in the store, that are prepared on-site, for consumption off-site); Truck Stops; Marinas; Medical Marijuana Registered Caregiver Retail Stores; Medical Marijuana Testing Facilities.

- AMENDED 11/04/2014, 05/16/2015, 11/05/2019

Office Use Category (RT 1-3)

- Business, Financial, Professional or Government Offices, Except Town of York or York School District Offices –Route One Use Permit from Planning Board required.
- Town of York or York School District Offices – Route One Use Permit from Planning Board required.
- Laboratory or Research Facility – Route One Use Permit from Planning Board required.



Town of York Zoning Ordinance

Revised Through May 18, 2024

- Radio or Television Studio – Route One Use Permit from Planning Board required.
- EXPRESSLY PROHIBITED: not applicable.

Civic & Public Use Category (RT 1-3)

- Civic Use
- Cultural Facility – Route One Use Permit from Planning Board required.
- Essential Services – Route One Use Permit from CEO required, unless essential services proposed are in conjunction with a Planning Board application.
- Hospitals –Route One Use Permit from Planning Board required.
- Medical Facility - Route One Use Permit from Planning Board required
- Membership Organization - Route One Use Permit from Planning Board required.
- Municipal Use - Route One Use Permit from Planning Board required.
- Nursing Homes – Route One Use Permit from Planning Board required.
- Religious Use - Route One Use Permit from Planning Board required.
- School - With Less than 5,000 square feet of floor space. Route One Use Permit from Planning Board required.
- Utility District – Route One Use Permit from CEO Required.

- AMENDED 11/06/2012

Industrial Use Category (RT 1-3)

- Printing, Binding, Publishing and Related Arts and Trades – Route One Use Permit from Planning Board required.
- Machine Shop, Assembly, Packaging, Wood Fabrication, or Manufacturing – Route One Use Permit from Planning Board required.
- Warehouse or Distribution Facilities – Route One Use Permit from Planning Board required.
- Wholesale Business and Storage in a Roofed Structure – Route One Use Permit from Planning Board required.
- Self-Storage Facilities – Route One Use Permit from Planning Board required.
- Bulk Fuel Storage – Limited to storage of fuel and natural gas for retail sales use only. All storage for wholesale sales shall be prohibited, and located west of Route One only. Route One Use Permit from Planning Board required.
- EXPRESSLY PROHIBITED: Waste Transfer Facility, Commercial; Waste Processing or Disposal Facilities, Commercial; Truck Terminals.

Vehicular Use Category (RT 1-3)

- Vehicle Service Stations, Auto Repair Garages – Provided all work is carried out within the building and no major body work is done on premises. Route One Use Permit from Planning Board required.
- Auto Body Repair Shops – Enclosed within a structure. Route One Use Permit from Planning Board required.
- Sale, Rental and Accessory Storage of Automobiles, Light Trucks, Motorcycles, and Mopeds Conducted Wholly or Partially on Open Lots – Route One Use Permit from Planning Board required.
- Sale of Pickup Coaches/Campers, Tent Trailers and Similar Equipment Including Snowmobile –Route One Use Permit from Planning Board required.
- Place for Repair, Sale, Rental or Storage of Pleasure Boats – Route One Use Permit from Planning Board required.
- Car Washing Establishment – Serviced by public sewer. Route One Use Permit from Planning Board required.
- EXPRESSLY PROHIBITED: Salvage Yards, Junk Yards, Wrecking Yards.

Rural & Agricultural Use Category (RT 1-3)

- Soil and Water Conservation Practices – Conducted in accordance with the standards of the USDA Natural Resources Conservation Service including but not limited to creation and maintenance of farm ponds for agricultural purposes. Route One Use Permit from CEO required.
- General Purpose Farm, Agriculture and Nurseries – Route One Use Permit from Planning Board required.
- Timber Harvesting – Route One Use Permit from CEO required.
- Forest Management Activities Except for Timber Harvesting – Route One Use Permit from CEO required.
- Sale of Produce Raised on Same Premises – Route One Use Permit from CEO required.
- Wildlife Management Practices – Route One Use Permit from CEO required.
- Animal Breeding (Small Domestic Animals) – Route One Use Permit from CEO required.
- Harvesting of Wild Crops – Route One Use Permit from CEO required.
- EXPRESSLY PROHIBITED: Mineral Exploration; Sand/Gravel Pits, Quarries, etc.; Aquaculture.

Recreation & Amusement Use Category (RT 1-3)

- Indoor Amusement/Entertainment/Assembly Place – Route One Use Permit from Planning Board required.



- Indoor Sports Facility (No Gambling) – Route One Use Permit from Planning Board required.
- Athletic Club/Fitness Center – Route One Use Permit from Planning Board required.
- Fraternal Organizations/Clubs/Lodges – Route One Use Permit from Planning Board required.
- EXPRESSLY PROHIBITED: Campground and Travel Trailer Park; Outdoor Sport and Amusement Facilities Conducted for Profit; Golf Course; Country Club; Open Air or Drive-In Theater or Other Open Air Places of Entertainment; Bath House, for Non-Commercial Purposes.

Miscellaneous Use Category (RT 1-3)

- Mortuary, Undertaking or Funeral Establishment – Route One Use Permit from Planning Board required.
- Place for Exhibition, Lettering or Sale of Gravestones – Route One Use Permit from Planning Board required.
- Filling or Other Earthmoving Activities – Route One Use Permit from CEO required.
- Road and Driveway Construction – Route One Use Permit from CEO required.
- Medium-Scale Ground-Mounted Solar Energy System – Route One Use Permit from Planning Board Required.
- Large-Scale Ground-Mounted Solar Energy System – Route One Use Permit from Planning Board Required.
- Structures Accessory to Permitted Uses – Route One Use Permit from either Planning Board or CEO required, based on permitting procedure required for primary use. Also, if the principal structure or principal use is a dwelling unit, an accessory structure shall not have cooking facilities and shall not have more than one of the following: living facilities, sanitary facilities or sleeping facilities.
- Accessory Uses Customarily Incident to Allowed Uses – Route One Use Permit from either Planning Board or CEO required, based on permitting procedure required for primary use.
- Uses Similar to Permitted Uses – Route One Use Permit from either Planning Board or CEO required based on permitting procedure for the use to which it is similar.
- EXPRESSLY PROHIBITED: Piers, Docks, Wharves, Breakwaters, Causeways, Bridges and Other Structures and Uses Extending Over or Below the Normal High Water Mark; Flea Markets; Casino; Head Shop; Obscene Exhibitions; Dumps; Billboards; Uses Similar to Prohibited Uses; All Other Uses.

- AMENDED 11/06/2012, 11/06/2018



100 2440 28 2252

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **Lara Jean Coughlin**, an unmarried person, of 10 Hidden Valley Drive, Dover, New Hampshire 03820, for consideration paid, grants to **Scott Michael Coughlin**, an unmarried person with a mailing address of 62 Calef Highway, Unit 217, Lee, New Hampshire 03861, as, with QUITCLAIM COVENANTS, the following:

No R.E. Transfer Tax Paid

Certain real estate located in the Town of York, County of York and State of Maine, being **Unit #401 of Cottage Place Condominium** as established in accordance with the Maine Condominium Act, Chapter 31 of Title 33 of the Revised Statutes of Maine 1964, as amended, together with said Unit's percentage interest and all other appurtenant rights in Common Elements and Limited Common Elements, all as more specifically described in the Declaration of Condominium for Cottage Place Condominium dated June 28, 1985 and recorded in the York County Registry of Deeds in Book 3602, Page 166, Certificate of Amendment dated February 25, 1999 recorded in Book 9384, Page 20 and Amendment to Declaration dated November 21, 2006 recorded in Book 15043, Page 528, and as delineated on the Plats and Plans of the Condominium recorded in said Registry of Deeds in Condominium File 155, Sheets 1 - 4.

Said unit and appurtenances are conveyed subject to and with the benefit of all the terms, provisions, conditions, restrictions, easements, covenants, obligations, reservations, rights and encumbrances contained or referred to in said Declaration and said Plats and Plans, all of which are incorporated herein as the same may be amended or modified from time to time.

Subject to the provisions of the Declaration, Plats and Plans of Cottage Place Condominium as they may be amended from time to time by instrument recorded in the York County Registry of Deeds, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, his family, servants, and visitors, as if those provisions were recited and stipulated at length herein.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor by deed of Scott Coughlin, dated September 9, 2020 and recorded in the York County Registry of Deeds at Book 18375, Page 859.

Lara J Coughlin
Bruton + Berube, PLLC
601 Central Ave, Dover, NH 03820

This is a non-contractual transfer without consideration from one former spouse to the other former spouse pursuant to the provisions of a divorce decree.

Dated this 10 day of Oct, 2023.

Meghan Dason
Witness

Lara Jean Coughlin
Lara Jean Coughlin

State of New Hampshire
County of Strafford

Then personally appeared Lara Jean Coughlin and acknowledged that she executed the above instrument as her free act and deed, this 10th day of October, 2023.



Before me,

[Signature]

Notary Public

My Commission Expires: 1/22/25



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.