

244 KENNEDY MEMORIAL DR - WATERVILLE

OFFICE CONDOMINIUMS FOR SALE OR LEASE



PROPERTY TYPE: OFFICE CONDOS

BUSY KENNEDY MEMORIAL DRIVE LOCATION

BUILDING SIZE: 14,688+/- SF

4 INDIVIDUAL UNITS AVAILABLE

SPACE RANGE: 1,836 - 2,005+/- SF

LARGE SHARED PARKING LOT

ZONING: CC - COMMERCIAL C

MINUTES TO I-95, AIRPORT, AND AMENITIES

TRAFFIC COUNT: 19,160 AADT24

SALE PRICE PER UNIT: \$275,000

LEASE RATE: \$13/SF NNN



For more information contact:
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dwheelock@balfourcommercial.com
Jake: 207-215-5812
jake.levesque@kw.com



KELLER WILLIAMS REALTY



Each Office Is Independently Owned and Operated.

OWNER	IKE CORPORATION AND MUIRFIELD CORP.
PROPERTY TYPE	Office Building
BEST OR CURRENT USE	Owner/Investor
ZONING	CC - Commercial C
TRAFFIC COUNT	19,160 AADT24
YEAR BUILT	1988
ACREAGE	1.52+/- acres in common with another condo building not included in this sale
BUILDING SIZE	14,688+/- SF
SPACE RANGE	1,836 - 2,005+/- SF
SALE PRICE PER UNIT	\$275,000
LEASE RATE PER UNIT	\$13/SF NNN (\$1,989 - \$2,172/Mo)
NNN FEES	\$4/SF
PARKING	85+/- space shared parking lot
MAP/BLOCK/LOT	37/135
TENANCY	Multiple
ROAD FRONTAGE	260+/- Ft
UTILITIES: ELECTRIC	Circuit Breakers
SEWER	Public
WATER	Public
HEAT SYSTEM	FHW; Oil
COOLING	Central Air

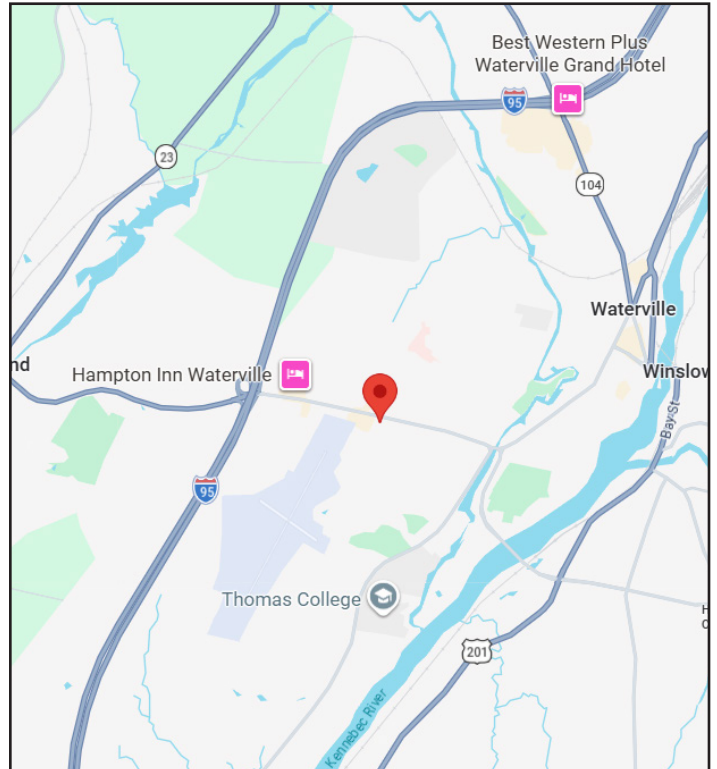
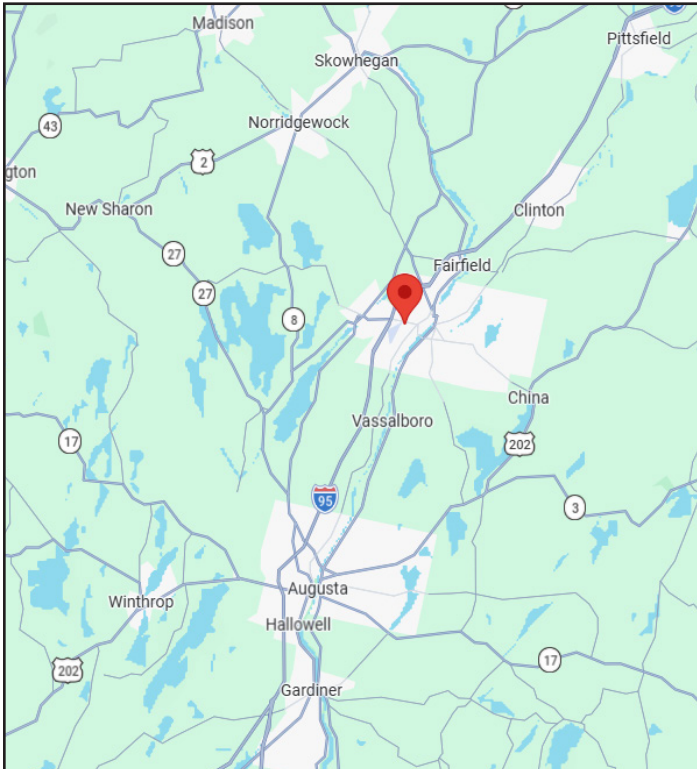
OVERVIEW

This exceptionally well-maintained office building is prominently located along desirable Kennedy Memorial Drive, offering excellent visibility and convenient access. The three-story property consists of six office condominiums, with two units on each floor and two restrooms within each unit. Additional features include ADA accessibility, a common elevator, attractive brick siding, and a large shared parking lot.

Select condominium units may be purchased or leased individually, or the entire building may be purchased. Ideal for many professional uses, the property is located less than five minutes from the Maine Turnpike and offers convenient access to area amenities and Waterville Regional Airport.

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244 KENNEDY MEMORIAL DR LOCATION INFORMATION

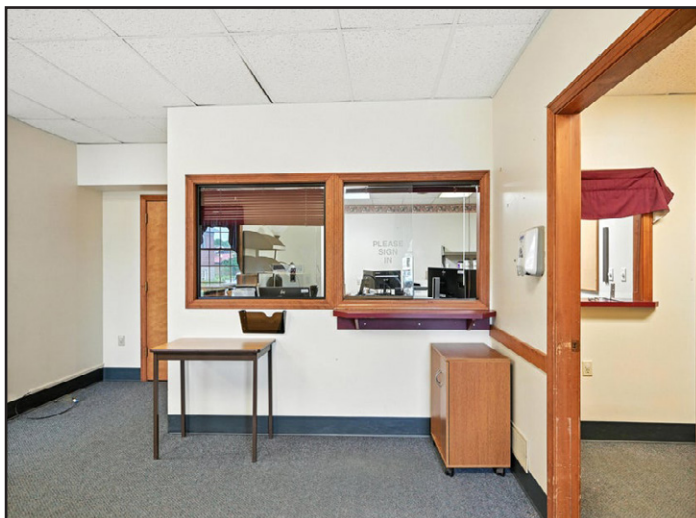


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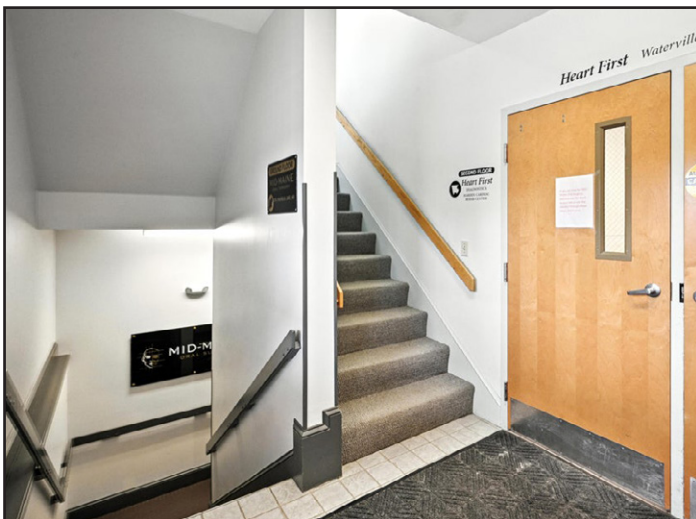
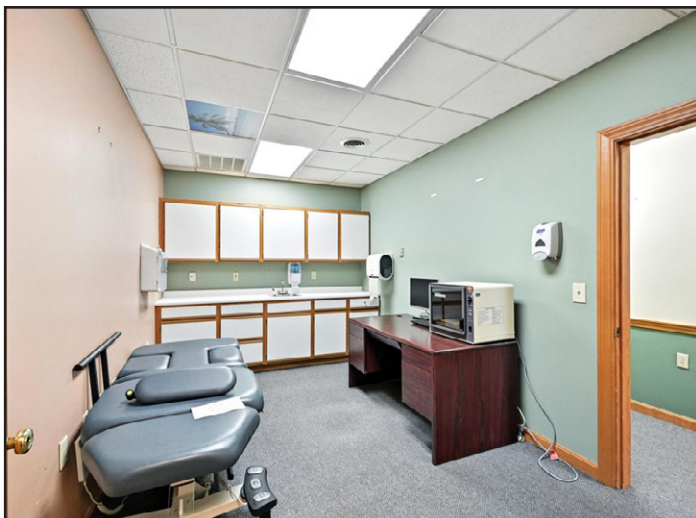
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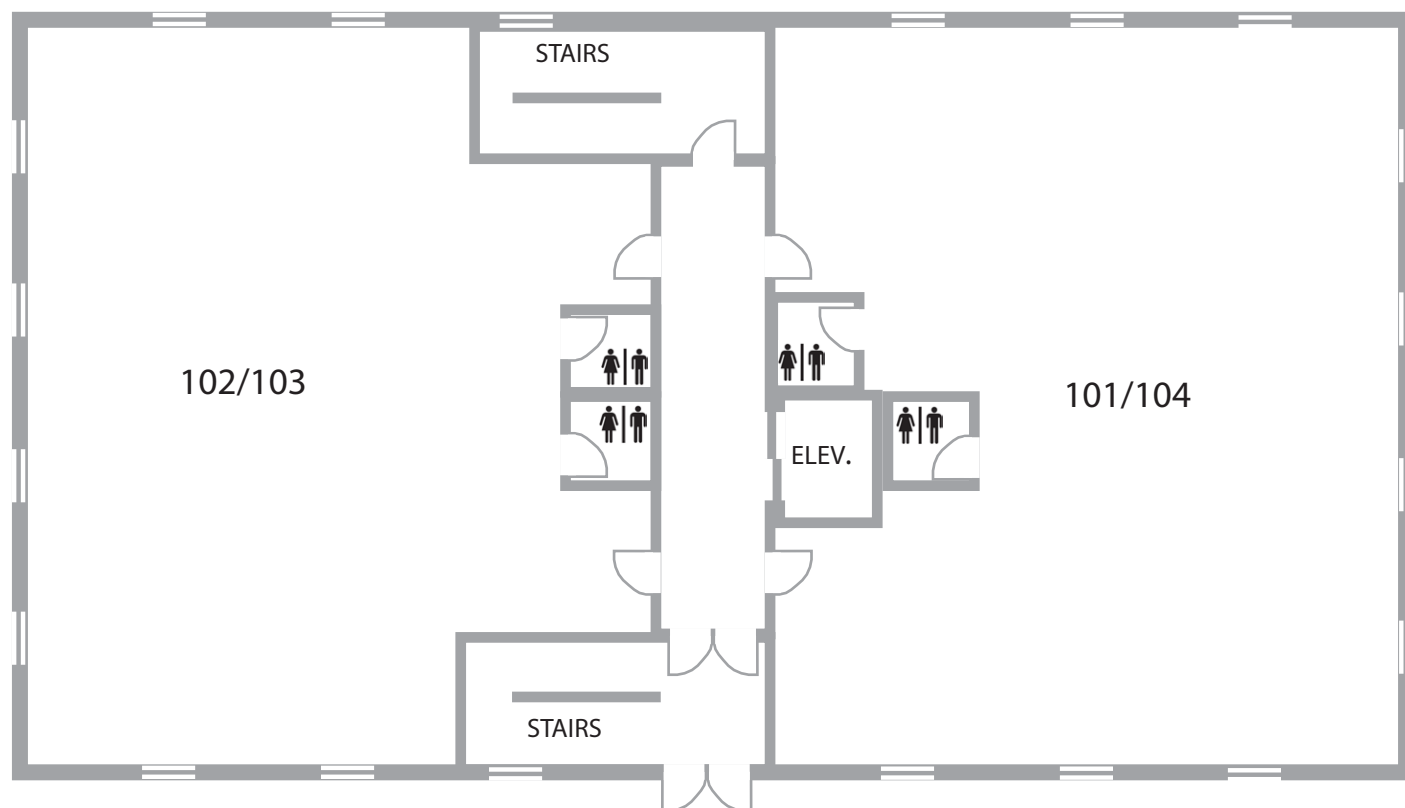


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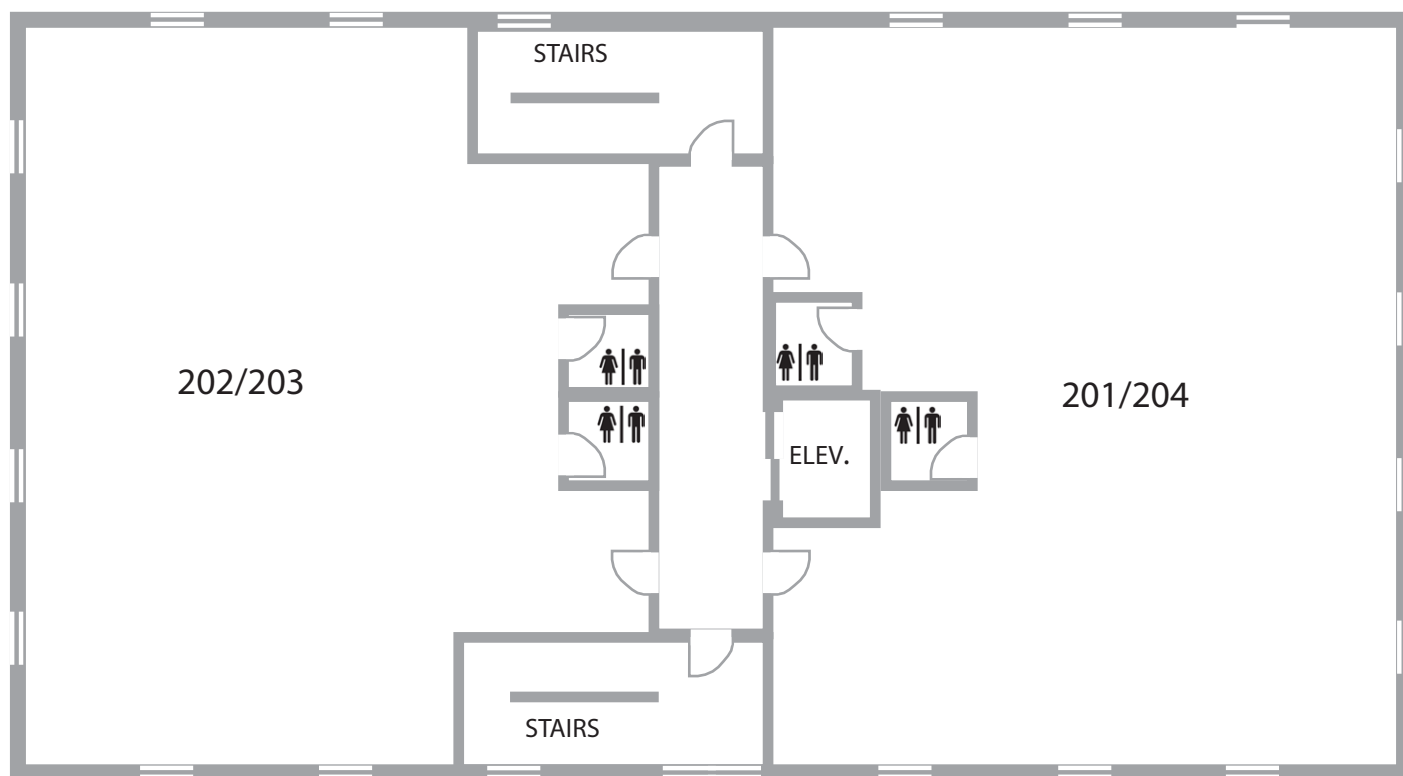


FIRST FLOOR / MAIN ENTRANCE



UNIT #	LEVEL	OWNER	SF+/-
101/104	FIRST	IKE CORPORATION	2005
102/103	FIRST	MUIRFIELD CORP	1836

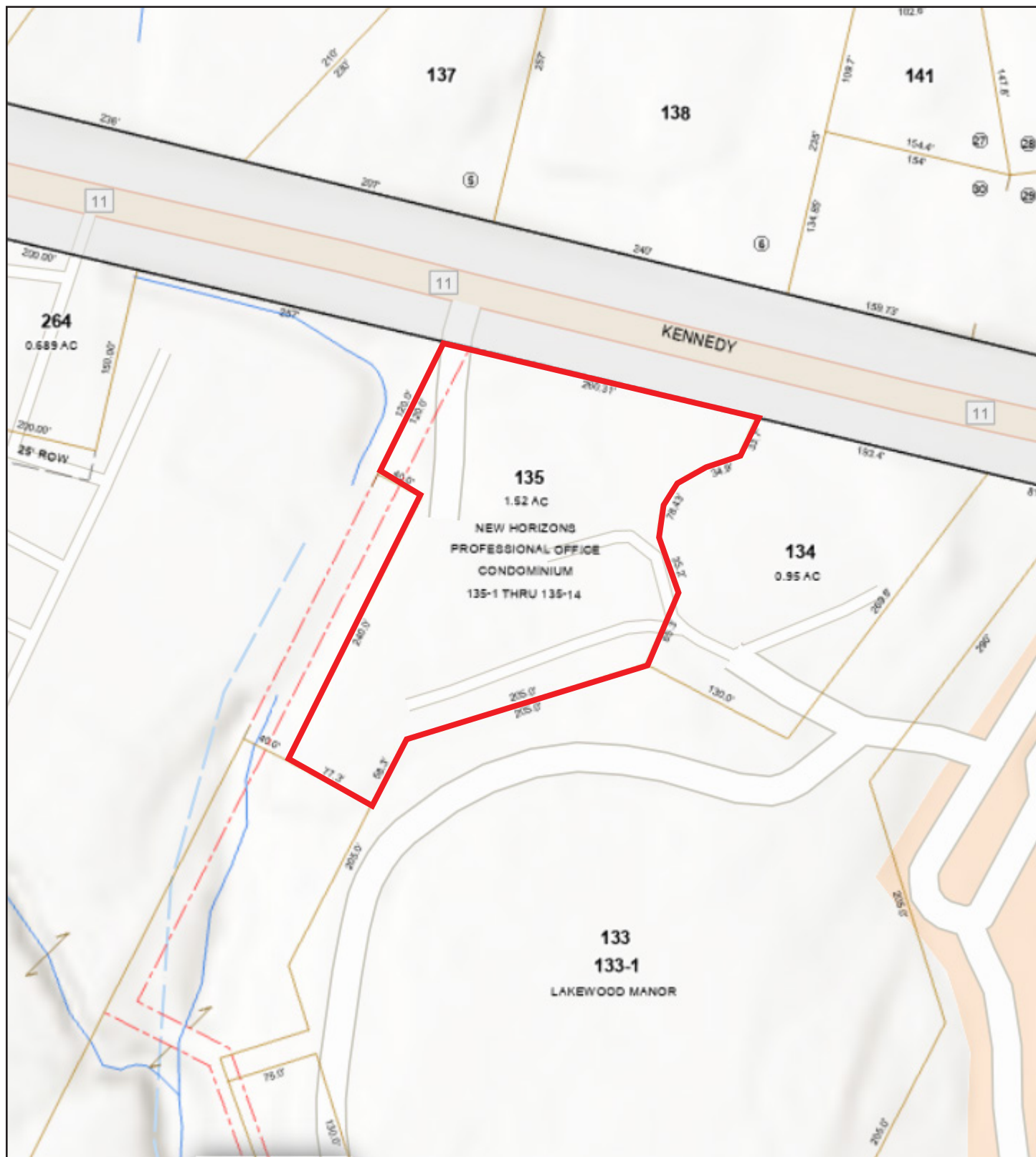
SECOND FLOOR



UNIT #	LEVEL	OWNER	SF+/-
201/204	SECOND	IKE CORPORATION	2005
202/203	SECOND	MUIRFIELD CORP	1836



TAX MAP



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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. Inactive licensees may not practice real estate brokerage.