

For Sale or Lease
Office Building
2,632±SF | .19± acres

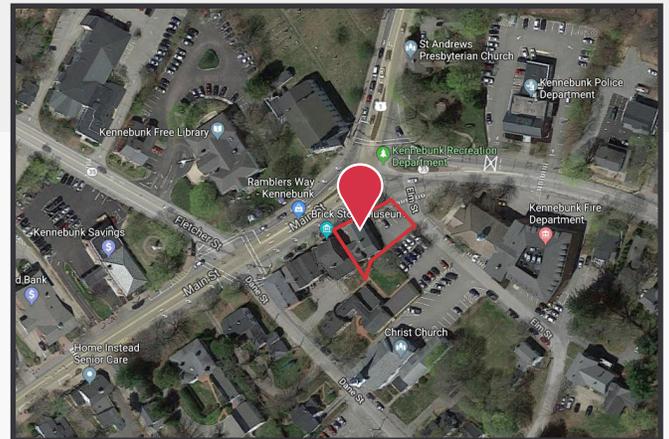


119 Main Street

Kennebunk, Maine

Property Highlights

- Historical Building
- Restored Class A office building
- LEED Certified Gold; energy efficient, geothermal heating/cooling
- Highly visible Main street location
- On-site parking



Property Description

We are pleased to offer this restored historic office building for sale or lease. The property is located in Kennebunk Village, a quintessential New England village that is active with restaurants, retail and residential uses. 119 Main Street is move-in ready and has exposed beams, low voltage lighting, vaulted ceilings, period hardware, and custom built-ins. Prime downtown building for an owner/user or investor.

Broker Contact

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119 Main Street



Property Overview

Building Size	2,632± SF
Lot Size	0.19± acres
Deed Reference	Book 17779, Page 669
Assessor's Reference	Map 46, Lot 64
Zoning	Upper Square (US) with Contract Zone (CZ) overlay - see attached
Taxes	\$7,813.63 (2020)
Building Age	1850
Construction	Wood framed with brick/masonry/clapboard facade
Basement	Full basement with stone and concrete foundation
Stories	Two and a half (2.5)
HVAC	Geothermal heating system; central A/C
Utilities	Municipal water and sewer, electricity, telephone & cable
Bathrooms	Two (2)
Sprinkler System	Yes, wet system
Parking	Four (4) exclusive spaces on-site. The building is located adjacent to a municipal parking lot.
Frontage	88'± on Main Street and 40'± on Elm Street
Access	Less than 2± miles to the Maine Turnpike/I-95 and 4± miles to Kennebunkport
Miscellaneous	- Attractive outside courtyard/patio - Residential/mixed-use conversion potential

FOR SALE : \$725,000 - FOR LEASE : \$14.00/SF NNN



Zoning

The purpose of the Upper Square District* is to provide for a compact, transitional area between Downtown Kennebunk and surrounding residential neighborhoods. The Upper Square District covers an historic civic, cultural, and commercial area, and it is intended to accommodate this mixture of uses in a traditional setting.

The following are permitted uses in the Upper Square District:

Residential: Single family detached dwellings, Two family dwellings, Multifamily dwellings, Accessory dwellings, Multifamily lots

Institutional: Cemeteries, Churches, Libraries, Municipal uses, Museums, Public & private schools

Commercial: Business and professional offices, Business services, Commercial schools, Day care centers, Funeral homes, Personal services, Studio of artisans, Veterinary clinics

Recreation and Marine: Outdoor recreation

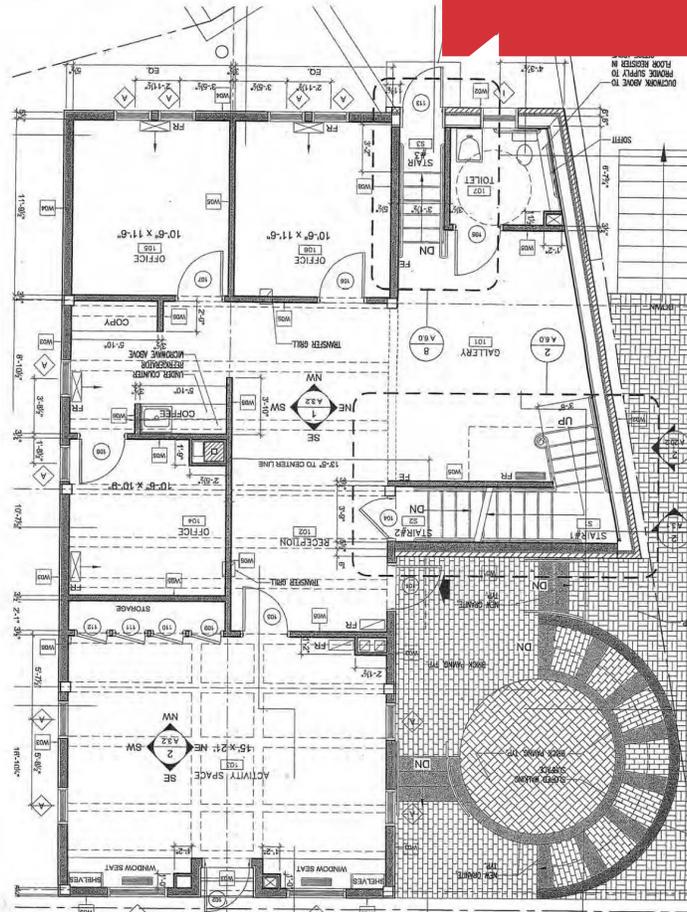
Industrial: Tradesman shops (provided there is no outdoor storage)

Utility: Essential services

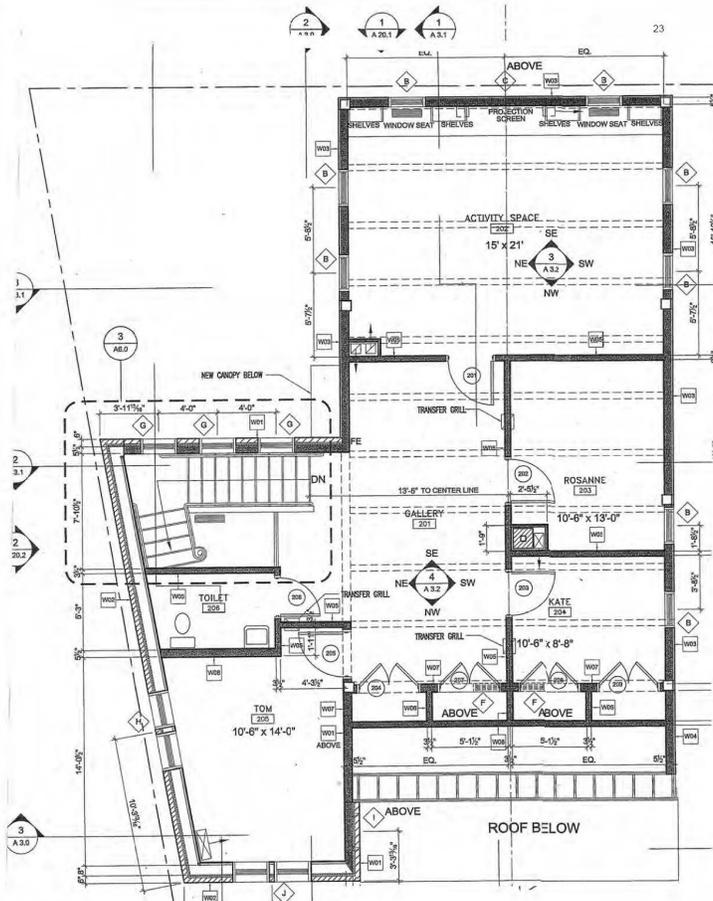
Accessory: Accessory buildings and uses, Home occupations, Renting of rooms (not to exceed four rented bedrooms)

*See actual zoning ordinance for specific details.

First Floor Plan



Second Floor Plan





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.