

For Sale  
Investment Complex  
\$1,100,000



## 141 Main Street & 26 Gately Street

South Portland, ME

### Property Highlights

- Great mix of shop space, residential, and office space
- Convenient location on Route 1 just off the Veteran's Memorial Bridge
- Plenty of on-site parking

### Property Description

We are pleased to offer for sale a multiple building and land complex just across the Veteran's Bridge in South Portland. This mixed-use investment property consists of two buildings and a total of 1.0± acres of land. Both buildings are highly visible from US Route One/Blue Star Memorial Highway and Main Street. The complex is only minutes away from Downtown Portland, I-295, and the Maine Turnpike/I-95.



### Broker Contact

Chris Craig

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## Property Overview

Total Building SF	10,148± SF
Lot Size	1.0± acres
Taxes	\$11,431
Zoning	Commercial (C)
Road Frontage	303' on Main Street & 318' on US Route One
Utilities	Municipal water and private septic
Projected NOI	\$102,844

## 141 Main Street

Owner	Donalco, Inc.
Building Size	6,398± SF
Lot Size	0.44± acres
Assessor's Reference	Map 32, Lot 15
Deed Reference	Book 3940, Page 37
Year Built	1977
Construction	Wood frame
Roof	Asphalt shingles
Lighting	Fluorescent
Electric	200 amp
Bathrooms	Four (4)
Accessibility	In rear of building

## 15 Gately Street

Owner	37M Realty Trust	Grace Street Trust
Lot Size	0.14± acres	0.12± acres
Assessor's Reference	Map 32, Lot 21	Map 32, Lot 18
Deed Reference	Book 10885, Page 79	Book 8833, Page 26

## 22 Gately Street

141 Main Street &  
26 Gately Street

## 26 Gately Street

Owner	Donald R. Peters
Building Size	3,750± SF
Lot Size	Lot 18 - 0.12± acres <u>Lot 19 - 0.12± acres</u> Total - 0.44± acres
Assessor's Reference	Map 32, Lots 18 & 19
Deed Reference	Book 8833, Page 26 & Book 3954, Page 68
Year Built	1965
Construction	Wood frame
Roof	Asphalt Shingles
Lighting	Fluorescent
Electric	3-Phase, 400 amp
Bathrooms	One (1)
Accessibility	Street level

FOR SALE : \$1,100,000





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.