

FOR SALE

Development Parcel

2.17± acres | \$139,000



236 - 242 Old Portland Road, Brunswick

Property Highlights

- Convenient access to I-295
- Zoning allows for variety of uses

Property Description

We are pleased to offer a 2.17± acre development parcel for sale along Old Portland Road/Route One in Brunswick. Rural mixed-use zoning allows for a variety of uses including industrial and office. The site is located just minutes from I-295, Exit 28 and downtown Brunswick. Area businesses include Moore Painting, Coastal Truck & Trailer, Northeast Mechanical & Energy Services and Wally J. Staples Builders.



Broker Contact

Frank O'Connor, CCIM, SIOR

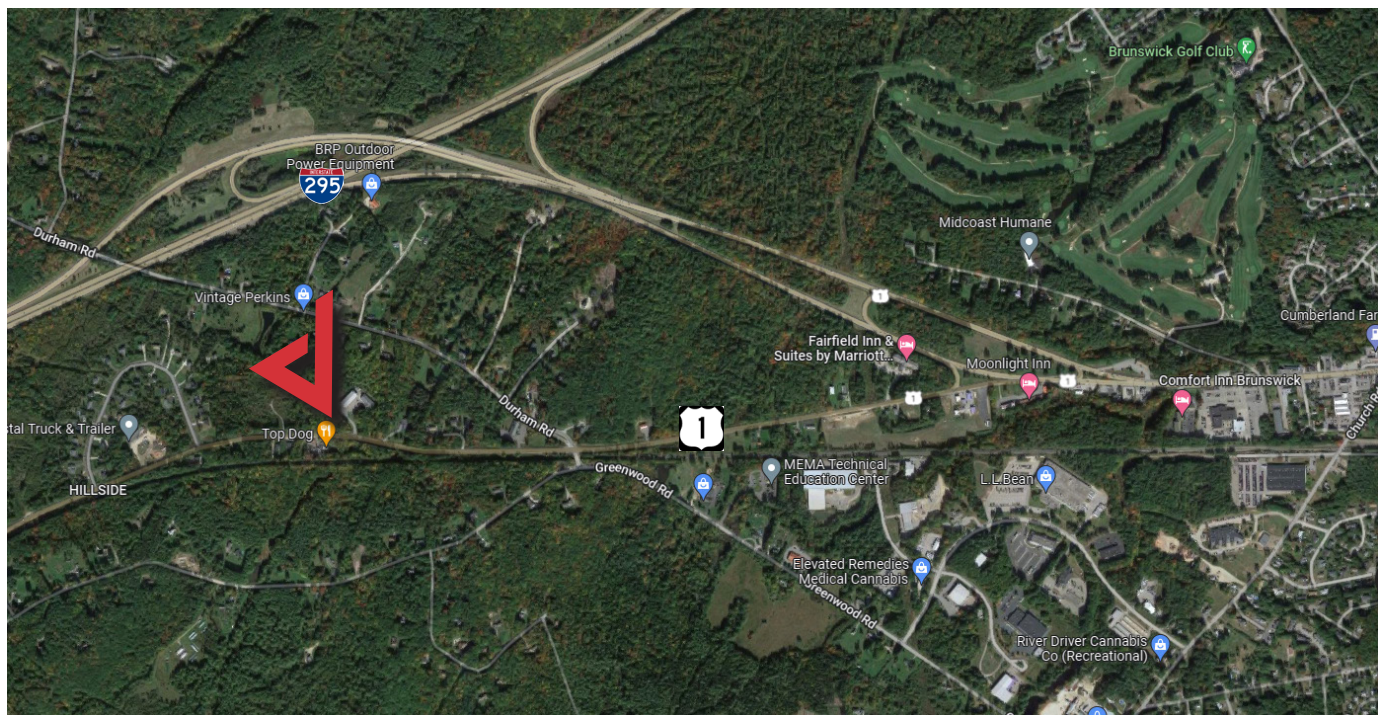
frank@dunhamgroup.com

207.773.7100

Property Overview

| | |
|----------------------|-------------------------------|
| Owner | Daryl Strong |
| Lot Size | 2.17± acres |
| Assessor's Reference | Map 13, Lot 47 |
| Deed Reference | Book 38731, Page 56 |
| Zoning | Rural Mixed-Use District (RM) |
| Utilities | Private water and septic |
| Taxes | \$1,896.17 |

FOR SALE : \$139,000



236-242 Old Portland Road

TOWN OF BRUNSWICK PLANNING BOARD
 DATE: 9/10/02
 CHAIRMAN: Rita Worthington
 Carol Alford
 Steve Gilbert
 Carol Lewis
 William Swartz

THIS PLAN RECORDED PURSUANT TO THE CONDITIONS FROM THE TOWN OF BRUNSWICK PLANNING BOARD ON JULY 30, 2002. THE SURVEY IS SUBJECT TO THE RECORDS OF THE CUMBERLAND COUNTY REGISTER OF DEEDS.

CUMBERLAND COUNTY REGISTER OF DEEDS:
 RECEIVED: October 18, 2002
 AT: 44 MIN. P.M. AND
 FILED IN PLAN BOOK 202 PAGE 440
 ATTESTED: John Roberson, REGISTER

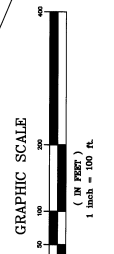
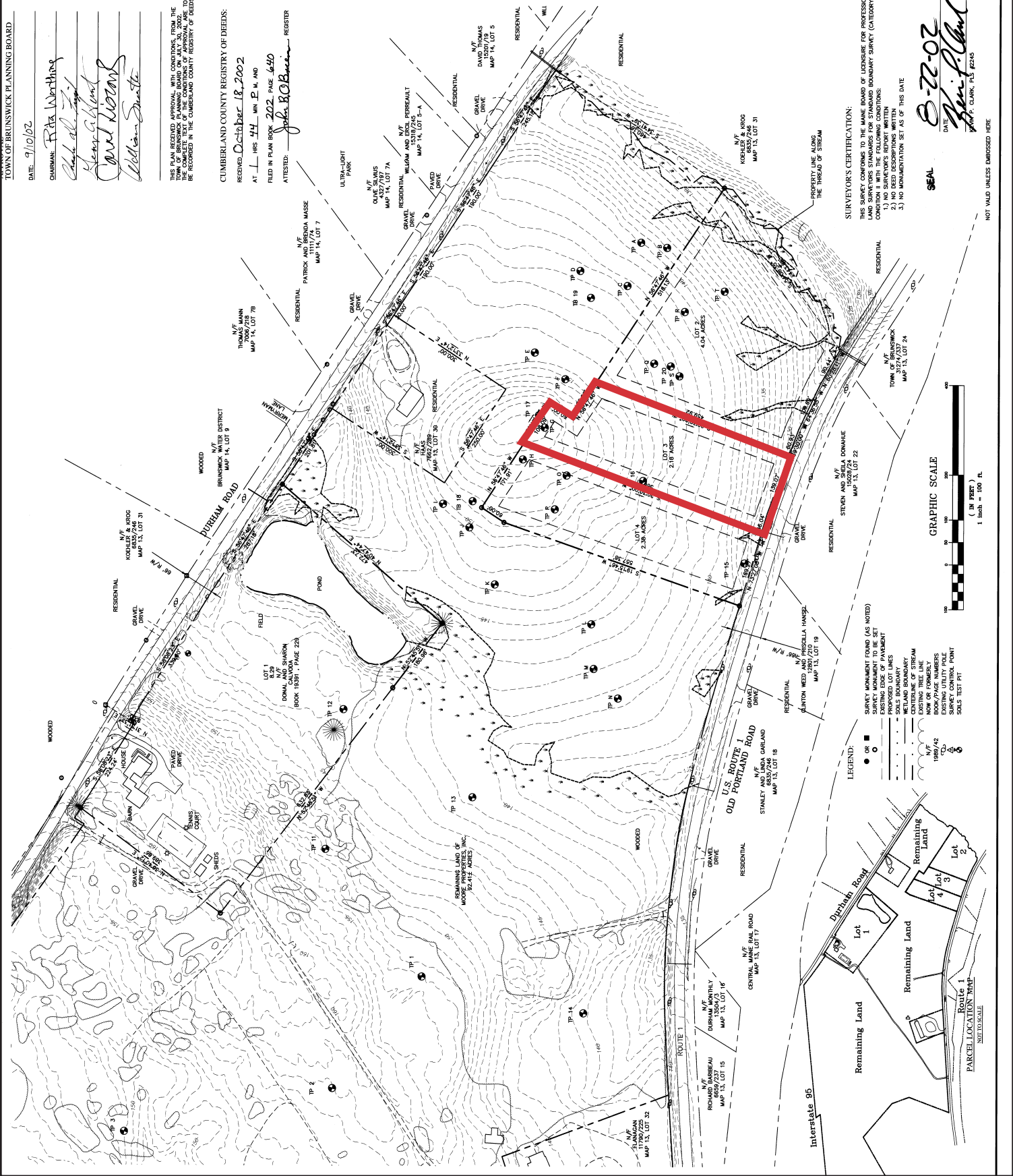
- PLAN REFERENCES:
1. MAINE STATE HIGHWAY COMMISSION SHEET 1-35-4(1)
 2. TOPOGRAPHIC PLAN OF SUBDIVISION JANUARY 30, 2002, PREPARED BY PROJECT NO. 450000, CANTON OF BRUNSWICK, ME. DATE OCTOBER 2002.
 3. "SKETCH SITE PLAN, TOWN OF BRUNSWICK, ME." DATE OCTOBER 2002.
- GENERAL NOTES:
1. THE SITE IS OWNED BY MOORE 15438, PAGE 140.
 2. TOTAL AREA OF PARCEL = 15.438 ACRES.
 3. ORDINANCE STANDARDS:
 ZONE: M15 - PORTLAND
 MAXIMUM DENSITY: 1.0
 MINIMUM LOT WIDTH: 30 FT.
 MINIMUM LOT AREA: 10,000 SQ. FT.
 MINIMUM FRONT SETBACK: 10 FT.
 MINIMUM REAR SETBACK: 10 FT.
 MINIMUM SIDE SETBACK: 10 FT.
 MAXIMUM BUILDING FOOTPRINT: 10,000 SQ. FT.
 MAXIMUM IMPERVIOUS SURFACE: 10,000 SQ. FT.
 THE SURVEY SOLES ARE CL. (CON. SURVEYS & SITE EVALUATION)
 NICHOLVILLE - ADJUSTED FROM ROUNDABOUT - DERIVED FROM
 5. DENSITY CALCULATIONS:
 TOTAL USE OF SUBDIVISION = 1.0
 WETLANDS = 0.0
 STREAM BUFFER = 0.0
 NET SITE AREA = 15.438 ACRES
 6. CONSTRUCTION STREAM MAY BE DELETED FROM THE

4. 08-2
3. 07-2
2. 07-2
1. 08-2

SURVEYOR'S CERTIFICATION:
 THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSED PROFESSIONAL LAND SURVEYORS STANDARDS FOR STANDARD BOUNDARY SURVEY (CATEGORY 1).
 CONDITION II WITH THE FOLLOWING CONDITIONS:
 1.) THIS SURVEY IS A STANDARD BOUNDARY SURVEY.
 2.) NO DEED DESCRIPTIONS WRITTEN.
 3.) NO MONUMENTATION SET AS OF THE DATE

DATE: 07-22-02
 SIGNATURE: Ben F. Clark
 BEN F. CLARK, P.L.S. #2248

FIELD NO. _____
 DIBS BY _____
 CHD BY _____
 DATE: _____



- LEGEND:
- OR ■ SURVEY MONUMENT FOUND (AS NOTED)
 - SOLE BOUNDARY
 - PROPOSED LOT LINES
 - EXISTING EDGE OF PAVEMENT
 - EXISTING TREE LINE
 - CENTERLINE OF STREAM
 - EXISTING UTILITY POLE
 - SURVEY CONTROL POINT
 - SOLID TYPED 'T'



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.