

FOR SALE

Owner/User Office

5,940± SF | \$1,150,000



366 US Route One, Falmouth

Property Highlights

- *Ideal Owner/User Opportunity*
- *Excellent Falmouth location with immediate access to I-95/I-295*
- *Generator hook-up*
- *Common bathrooms & shower room*



Property Description

We are pleased to offer this 5,940± SF office/mixed-use building for sale at 366 US Route One in Falmouth, Maine. The location offers a peaceful, natural setting with well-maintained grounds and is easily accessible by both I-295 and the Falmouth spur of the Maine Turnpike in a convenient and coveted Route One location. This property is ideal for an owner/user to occupy 3,600 SF of office space and take advantage of the income from the two tenants in the remaining space.

Broker Contact

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Property Overview

Owner	Smithwick Realty, LLC	
Building Size	5,940± SF	*2,000 SF building in rear lot is owned by 366 US Route One Office Park Owners Association
Lot Size	1.26± acres	
No. of Floors	1	
Assessor's Reference	Map U54, Block 2, Lot 2	
Deed Reference	Book 21251, Page 20	
Zoning	BP - Business and Professional	
Taxes	\$8,529.95 (FY 2023)	
Assessed Value	Land \$289,900 Building \$425,700 Total \$715,600	
Year Built	1969	
Construction	Concrete Block/Brick Veneer	
Roof	Duralast - W.H. Demmons membrane, 15± years old	
Siding	Concrete Block/Brick Veneer	
Flooring	Carpet	
Utilities	Public water/sewer	
HVAC	Three (3) Rooftop units - propane	
Electrical	New in 2005	
Lighting	Flourscent	
Sprinkler System	None	
Bathrooms	Two (2) plus stand-up shower room. All shard by both tenants.	
Parking	Ample, in-common	

FOR SALE : \$1,150,000

ALIGN HOME CARE

Square Feet	2,125
Annual Rental Rate	\$28,453.80
Lease Term	10/1/22 - 8/31/27
Renewal Options	(2) 3 year options to renew
Comments	3% annual base rent increases, Tenant has an annual cap of \$1,000 on HVAC repairs and replacements.



HEALTHCARE PURCHASER ALLIANCE OF MAINE

Square Feet	2,000
Annual Rental Rate	\$28,000.00
Lease Term	4/1/24 - 3/31/27
Renewal Options	(1) 3 year option to renew
Comments	Smithwick Realty, LLC only owns 50% of this property with the other members of the 366 US Route One Office Park Owners Association.



HEALTHCARE
PURCHASER
ALLIANCE

366 US Route One



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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.