

For Sale  
3-Building Complex  
44,080± SF | \$2,975,000



## 549 Portland Street

Berwick, ME

### Property Highlights

- Excellent outside storage opportunities
- Great road frontage and visibility
- Chain-link fence around the developed parcel with additional land for future development
- Traffic counts of 16,000± vehicles/day

### Property Description

We are pleased to offer for sale three buildings totaling 44,080± SF together with 17.14± acres of land. The front building has great retail potential and the rear buildings are suitable for light manufacturing or warehousing. The rear land provides additional development opportunities.



#### Broker Contact

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## Property Overview

Owner	Lowery Family Investments, Inc.	
Total Building SF	44,080± SF	
Space Breakdown	Building 1	11,200± SF
	Building 1 addition	2,880± SF
	Building 2	12,000± SF
	Building 3	18,000± SF
Lot Size	17.14± acres	
Assessor's Reference	Map R-72, Lot 8	
Deed Reference	Book 14298, Page 477	
Taxes	\$38,853.58 (2020-2021)	
Zoning	RC/I	
Utilities	Well and septic systems	
Sprinkler System	None	
Miscellaneous	Seller has equipment/vehicles that are also available for sale	

**FOR SALE : \$2,975,000**



## Building 1

Building Size	Original building 11,200± SF (80'x140') Addition 2,880± SF (24'x120') Total 14,080± SF
Year Built	1985 with addition in 1986
Construction	Original building is a Stran building with steel frame and metal siding. Addition is wood frame and wood trusses with metal siding.
Roof	Original building has sloped metal roof and addition is rubber membrane
Height	Original building has 14'± clear height and addition has 12'± clear height
Electrical	Two (2) 200 Amp, single phase panels
Lighting	LED fixtures
Heat/AC	Original building has oil-fired FHW heat and air conditioning and addition has no heat
Overhead Doors	Original building has 12'x18' drive-in OHD and addition has 10'x10' drive-in OHD

## Building 2

Building Size	12,000± SF (60'x200')
Year Built	1987
Construction	Wood frame and wood trusses with metal siding
Roof	Sloped metal roof with translucent panels
Height	Clear height is 16'±
Electrical	200 Amp, single phase
Lighting	Fluorescent fixtures
Heat	No heat
Overhead Door	One (1) 14' x 20' drive-in OHD with electric opener
Miscellaneous	1/3 of space has storage mezzanine



## Building 3

Building Size	18,000± SF (60'x300')
Year Built	1988
Construction	Steel frame with metal siding
Roof	Sloped metal roof with translucent panels
Height	16' - 20'± clear height
Electrical	400 Amp, 3 phase
Lighting	Fluorescent and HPS fixtures
HVAC	6,000± SF (60'x100') wood shop is air conditioned and heated with an oil-fired FHW boiler and/or a wood stove. 12,000± SF is unheated
Overhead Doors	Two (2) 14'x20' drive-in OHDs, one (1) 14'x22' OHD. All three doors have electric openers
Miscellaneous	Wood shop has interior metal liner panels around perimeter





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.