



RETAIL/OFFICE SPACE FOR LEASE



1 MECHANIC STREET
GARDINER, MAINE 04345



Data Sheet

LOCATION	1 Mechanic Street - Gardiner, ME 04345		
YEAR BUILT	1900's	YEAR RENOVATED	2012
BUILDING SIZE (SF)	3973		
LEASE SPACE	SF+/-	RATE	
	900	\$725.00/MO	MODIFIED GROSS
UTILITIES:			
ELECTRIC	Circuit Breakers		
GAS	Bottled		
SEWER	Public		
WATER	Public		
HEAT SYSTEM	Hot Water		
HEAT FUEL	Oil		
WATER HEATER	Electric		
COOLING	No Cooling		
ZONING	17-Central Business		
PARKING	2-4 public parking spaces (2 hour street parking)		
SIGNAGE	On building		
TRAFFIC COUNT	4520 AADT11		

OVERVIEW

Well maintained 2 Story building located at 1 Mechanic Street in the downtown business district of the city of Gardiner. This space was renovated in 2012. Excellent location for either retail or office space. First floor is open with exposed wood beams. The finished second floor has a half bath and large room which can be used for additional retail space or conference room. There is a shared courtyard at the side of the property.

Magnusson Balfour • 95 India St. • Portland, Maine 04101

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Gardiner Information

MOVE TO GARDINER!

Gardiner Real Estate, with Victorian neighborhoods, a family-friendly community, and convenience to all of Maine's natural recreation sites. Ranked in the Top 10 Best Towns in Maine for Young Families by NerdWallet. <http://www.nerdwallet.com/blog/2013/best-towns-maine-young-families/>

Gardiner is conveniently located on I-95 and I-295, just south of Maine's capital city of Augusta, home of the University of Maine at Augusta, and equidistant to Colby, Bates, and Bowdoin Colleges. Gardiner is also part of a constellation of river cities that includes Hallowell, Augusta, and Waterville, and the communities of Richmond, Farmingdale, Chelsea, Winthrop, and the Cobbossee Lakes Region.

The Experts Agree: Gardiner Ranked in Top 10 for Young Families

Gardiner ranked among other top towns throughout Maine as a great place to raise a family. The ranking, published in 2012, factors in real estate affordability, quality of schools, growth, and prosperity.

Gardiner is also less than an hour from Portland and just over an hour to Bangor. With excellent home values, Victorian neighborhoods, and ample open spaces for outdoor recreation, Gardiner may be your new home in Maine's Best Kept Secret

Information from Town of Gardiner Web Site: <http://www.growwithgardiner.net/page/981-708/growwithgardiner>

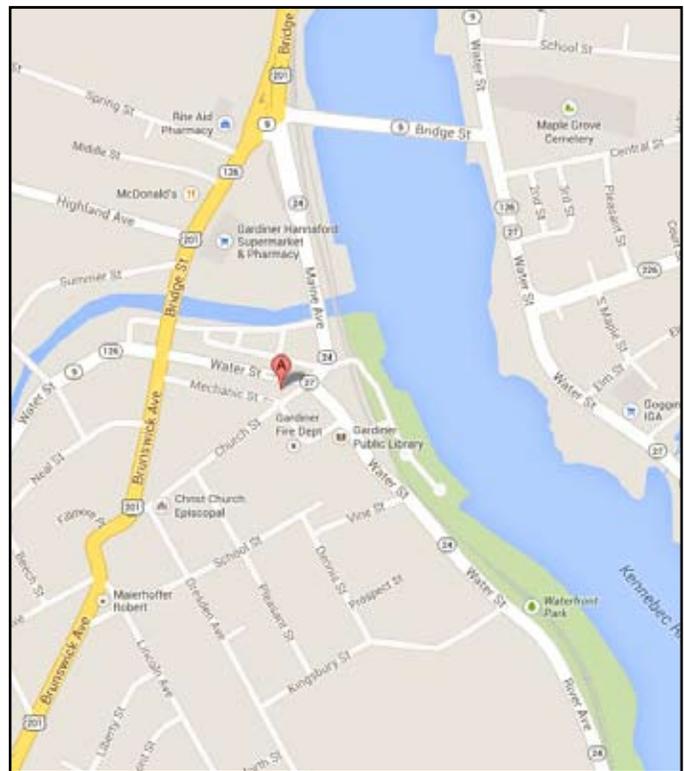
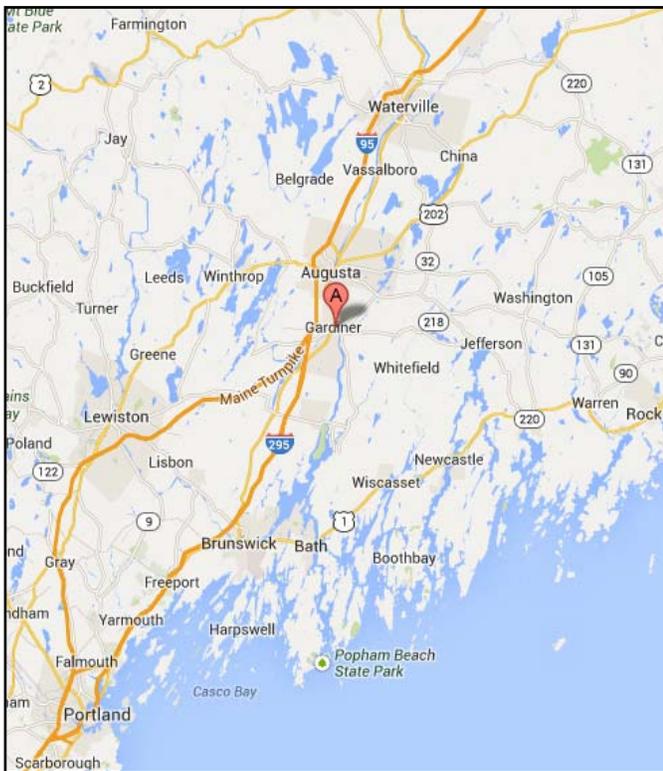
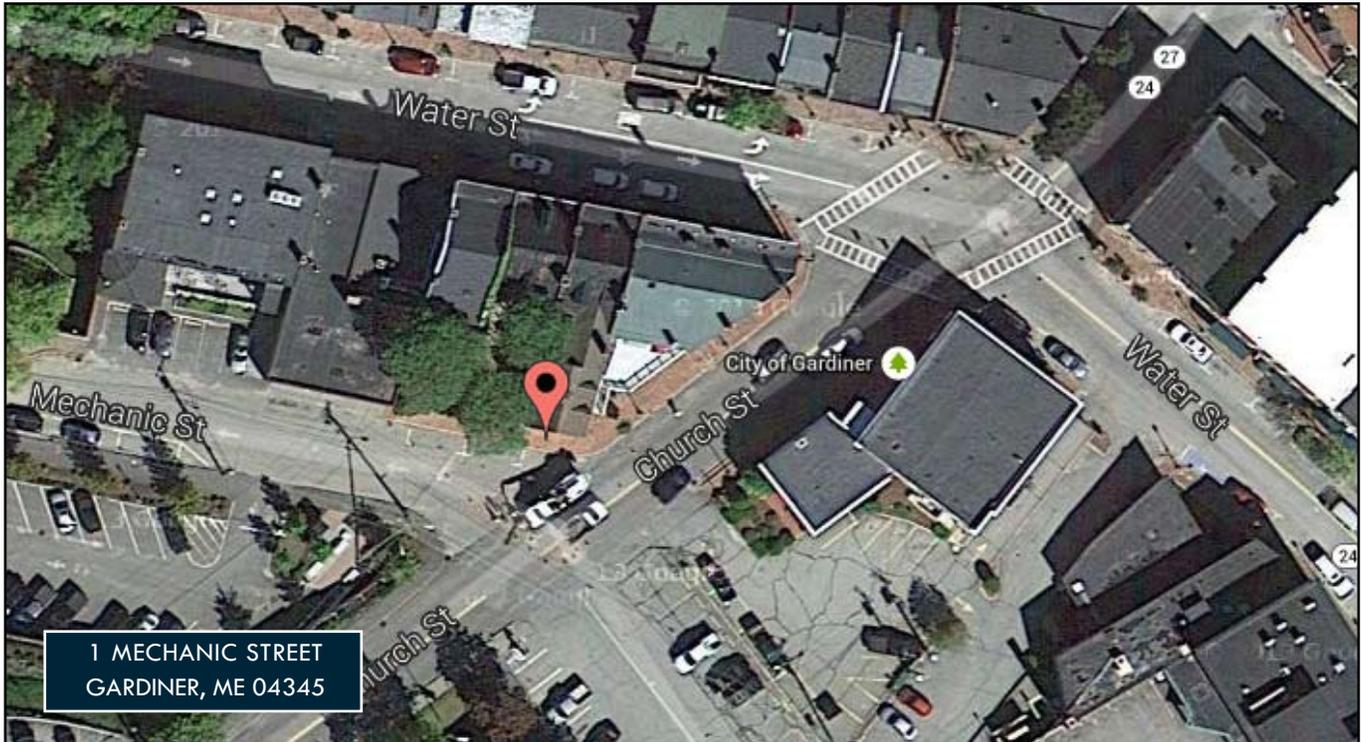
FEATURED ARTICLE IN DOWN EAST MAGAZINE

The Heart of Gardiner

Gardiner, a small city on the Kennebec, keeps making big plans — and this time they might even come true. BY: VIRGINIA M. WRIGHT...Read More



Location



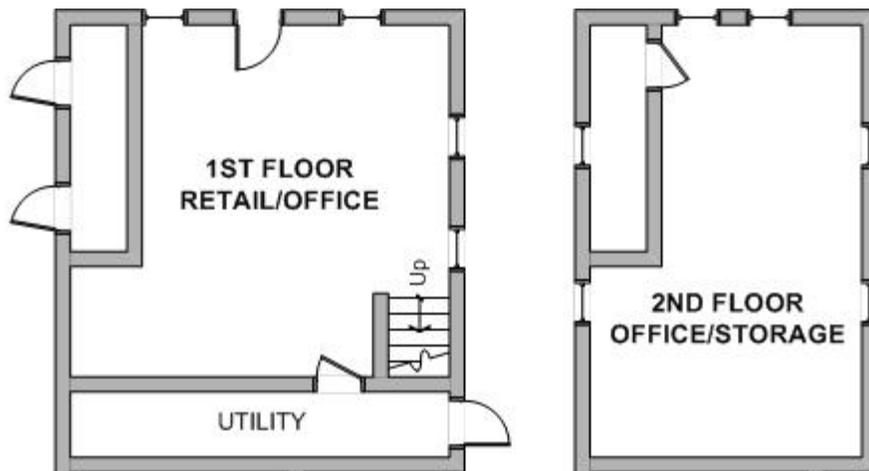
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Floor Plan

MECHANIC STREET



Note: This drawing is not to scale. It is for representational purposes only.

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Photos



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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.