



RETAIL/OFFICE SPACE FOR LEASE



72 MAIN STREET
LIVERMORE FALLS, ME 04254



Data Sheet

LOCATION 72 Main Street - Livermore Falls, ME 04254

YEAR BUILT 1960's

BUILDING SIZE (SF) 21,800 SF

TOTAL LEASE SPACE (SF) 12,300 SF

LEASE SPACE	UNIT	SF+/-	RATE
	SUITE 2	Unit 2 - 1,000 SF	\$6.50/SF NNN
	SUITE 3	Unit 3 - 3,300 SF	\$6.50/SF NNN
	SUITE 4	Unit 4 - 8,000 SF	\$6.50/SF NNN

UTILITIES:

ELECTRIC	Circuit Breakers
GAS	Bottled
SEWER/WATER	Public/Public
HEAT SYSTEM	Hot Water; Oil Fuel
WATER HEATER	Off Heating System
COOLING	Central Air

ZONING Shoreland Only

PARKING Ample parking; large lot

SIGNAGE Large sign on Route 4 & 17, Individual signs on building façade.

TRAFFIC COUNT +/- 15,000 per day

LISTING AGENT Dennis Wheelock

OVERVIEW

Livermore Falls, Androscoggin County, Maine is conveniently situated at the rail, truck and auto transportation intersection of Androscoggin, Franklin, and Kennebec Counties. Lying along the beautiful Androscoggin River, Livermore Falls boasts a vibrant downtown business district. The town's strategically central location offers businesses a reach into several of Maine's largest cities and over 200,000 potential customers within a 30 mile radius. Central Plaza is located on busy Route 4 & 17 in the heart of the Business District. Current anchor tenants are US Cellular and Family Dollar Store. There are 3 units available for lease. Owner will configure space to suit each tenant. There is ample parking in the Plaza parking lot. Come join other successful Neighbors like Dunkin Donuts & Rite-Aid.

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DENNIS WHELOCK

T: 207-774-7715

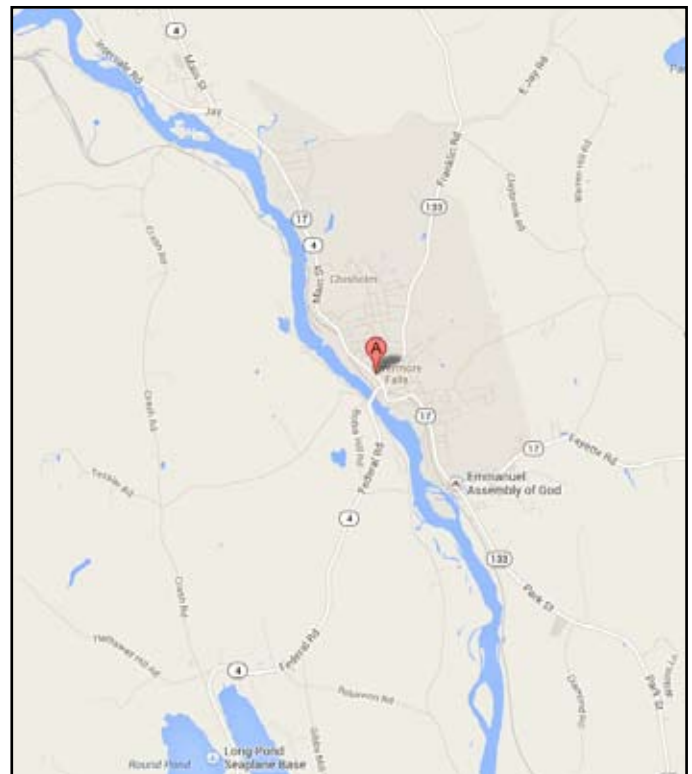
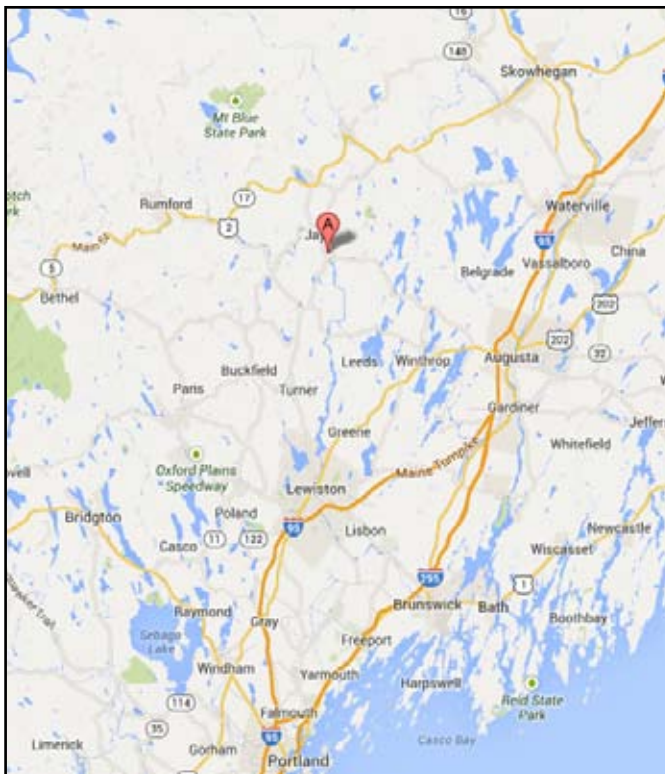
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Location

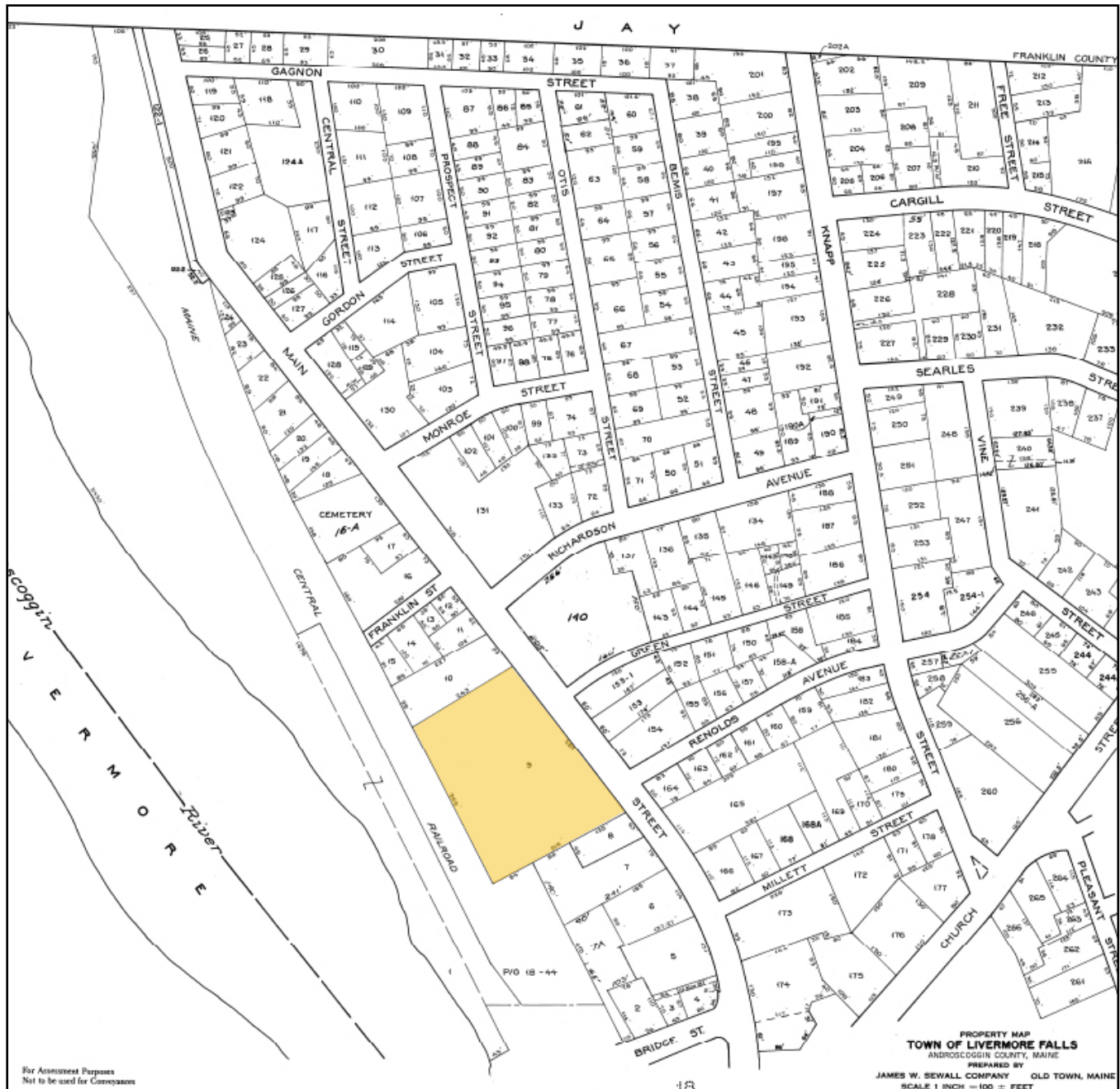


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Tax Map

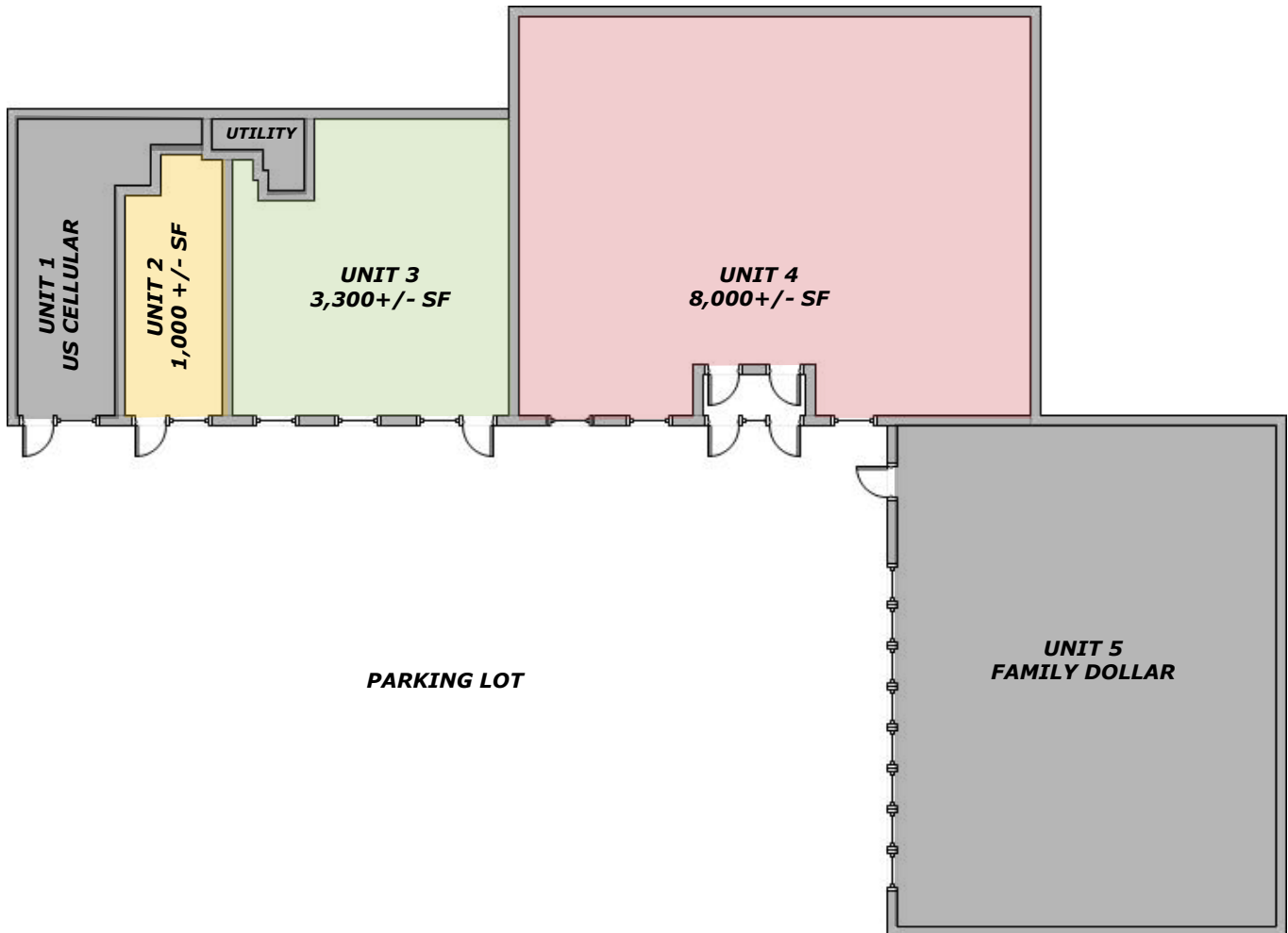


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Floor Plan



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

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Photos



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REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling 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 required 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 interests 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 for 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 price 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 relationship 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 licenses 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**.

In certain situations a licensee may act as an agent for an represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and 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