

FOR SALE

Development Site

1,260± SF | 0.28± acres | \$1,300,000



211 Valley Street, Portland

Property Highlights

- Fully renovated building
- Large in-town development site
- B2 - Business Community Zoning
- Excellent owner/user or development site
- Existing building & site was fully renovated in 2022



Property Description

We are pleased to offer for sale 211 Valley Street, Portland. This property offers two overhead doors/work bays, an office with a kitchenette and restroom, and a large paved parking lot. Its zoning allows for a multitude of uses including a redevelopment of the entire site.

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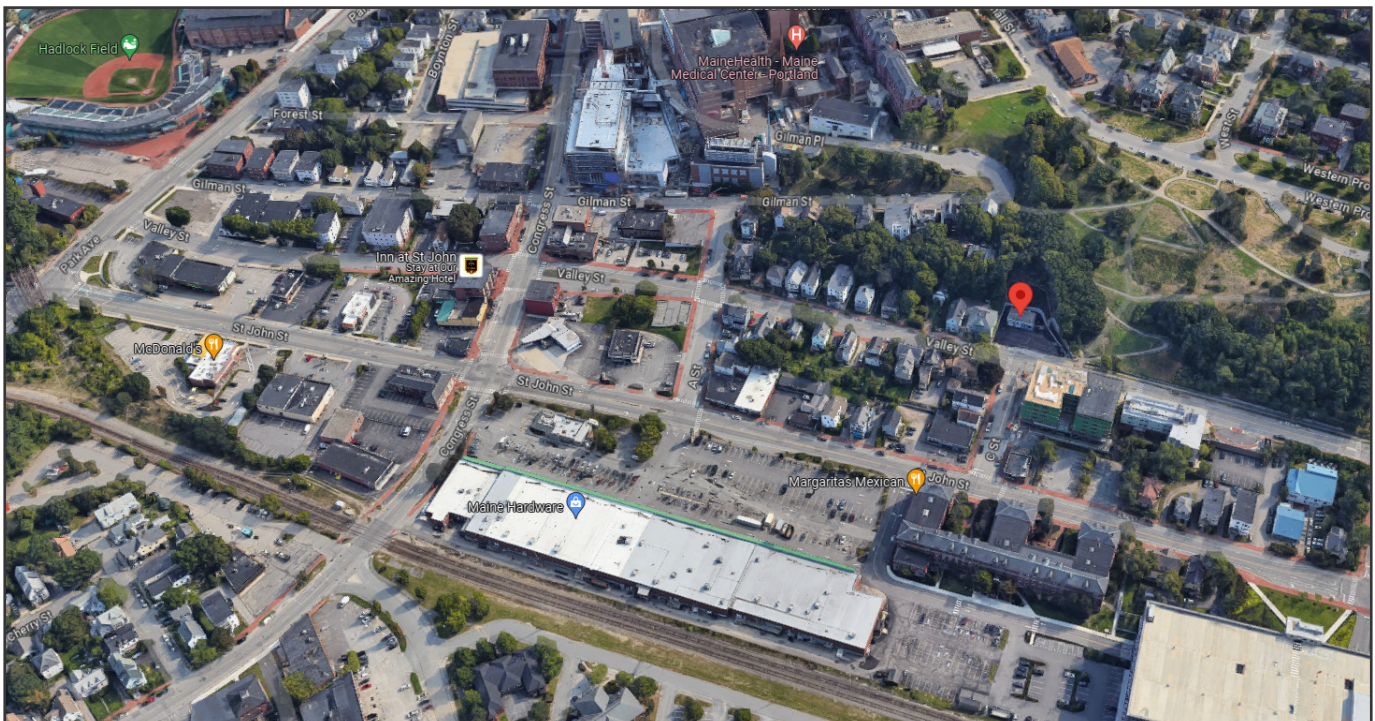
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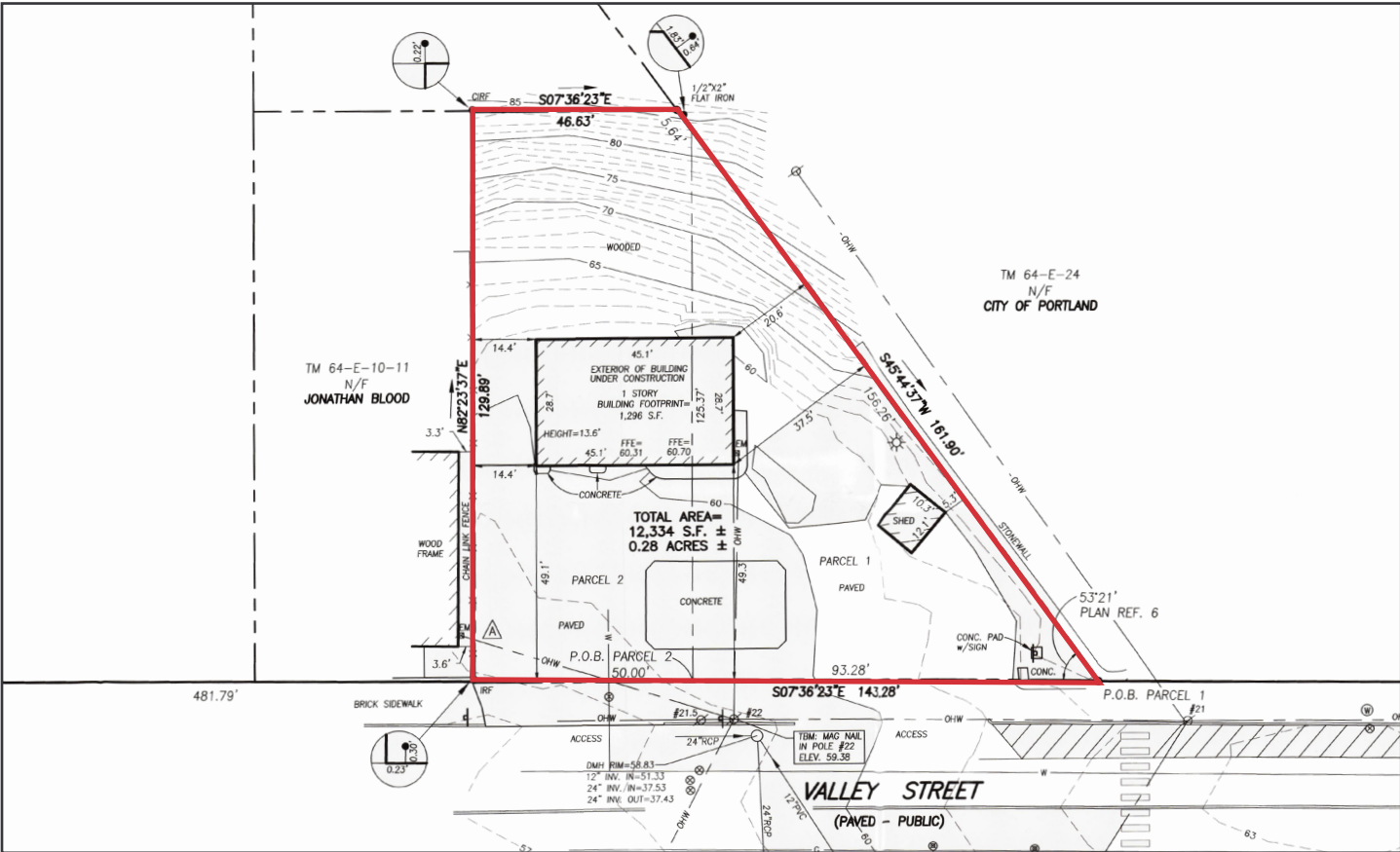


Property Overview

Owner	Crossways Park, LLC
Building Size	1,260± SF
Lot Size	0.2831± acres
Assessor's Reference	Map 047, Block F, Lot 005
Deed Reference	Book 40633, Page 150
Zoning	B2 - Business Community
Year Built	1955
Construction	Concrete Block
Roof	Rubber membrane - replaced in 2022
HVAC	Mini split - installed in 2022
Utilities	Public water & septic, electric, cable, natural gas, and telephone
Electrical Service	220 amps
OHDs	Two (2) 10' x 10' - new motors
Parking	Ample, on-site, paved - paved in 2023

FOR SALE : \$1,300,000





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.

B2 Community Business Zoning Permitted Uses

TABLE 6-C: PERMITTED AND CONDITIONAL USES IN MIXED-USE ZONES

	B-1/B-1b	B-2/B-2b/ B-2c	B-3/B-3b/ B-3c ¹¹	B-4	B-5/ B-5b	B-6	B-7	Use Standards
Residential	Single-family dwellings	●	●	●	●	●	●	
	Two-family dwellings	●	●	●	●	●	●	
	Multi-family dwellings	● ¹	●	●	●	●	●	
	Congregate care facilities			●				
	Handicapped family units			●	●	●	●	
	Combined living/working spaces	●	●	●	●	●	●	
	Lodging houses	● ²	●	●	●		●	6.4.10
	Clinics	● ²	●	●		●	●	
	Cultural facilities			●		●	●	
	Elementary, middle, and secondary schools	● ²	●	●		●	●	
Institutional	Emergency shelters		⓪	⓪	⓪			6.5.6(B)
	Governmental uses	● ²	●	●	●		●	
	Intermediate care facilities		●	●				
	Long-term and extended care facilities		●					
	Places of assembly (< 10,000 SF)	● ²	●	●	●	●	●	
	Places of assembly (> 10,000 SF)		●	●	●	●	●	
	Preschool facilities	● ²	●	●	●	●	●	
	Post-secondary schools		●	●	●	●	●	
	Adult business establishments		● ³	● ³				6.4.3
	Auto, boat, and related dealerships		⓪		●			6.5.6(A)
Commercial/Service	Auto service stations		⓪ ⁴		●			6.5.6(A)
	Bars		● ⁵	● ⁵	●	●	●	6.4.4
	Bed and breakfasts	●	●	●			●	6.4.5
	Exhibition, meeting, and convention halls			●		⓪	●	
	Funeral homes		●		●			
	General offices (<5,000 SF)	● ²	●	●	●	●	●	6.4.7
	General offices (>5,000 SF)		●	●	●	●	●	
	General services (<5,000 SF)	● ²	●	●	●	●	●	6.4.7
	General services (>5,000 SF)		●	●	●	●	●	
	Hostels	●		●		●	●	6.4.7, 6.4.9
Commercial/Service	Hotels		●	●	●	● ¹³	●	
	Marijuana retail store		●/⓪ ⁶	●	●		●	6.4.11
	Recreation and amusement centers				●		●	
	Registered marijuana dispensary		●/⓪ ⁶	●	●		●	6.4.11
	Restaurants	● ²	●	●	●	●	●	6.4.4, 6.4.7
	Retail (< 5,000 SF)	● ²	●	●	●	●	●	6.4.7, 6.4.15
Retail (5,000 – 25,000 SF)		●	●	●	●	●	6.4.15	

B2 Community Business Zoning Permitted Uses - continued

TABLE 6-C (CONT.): PERMITTED AND CONDITIONAL USES IN MIXED USE ZONES

	B-1/B-1b	B-2/B-2b/ B-2c	B-3/B-3b/ B-3c ¹¹	B-4	B-5/ B-5b	B-6	B-7	Use Standards
Retail (>25,000 SF)		●	●	●	●	●	●	6.4.15
Small-scale marijuana caregiver		●	●	●			●	6.4.11
Theaters and performance halls		●	●	●	●	●	●	
Veterinary services		●		●			●	
Communication studios		●	●	●	●	●	●	
Dairies		● ⁷		●				
High-tech manufacturing							⓪	6.5.6(D)
Intermodal transportation facilities					●	●	●	
Laboratory and research facilities		⓪		●		⓪	●	6.5.6(E)
Low-impact industrial (<10,000 SF)		● ⁸	⓪	●	●	●	● ⁸	6.5.6(E)
Low-impact industrial (>10,000 SF)		● ⁸		●	⓪			
Marijuana testing facilities				●				
Marijuana manufacturing facilities				●				6.4.11
Marijuana cultivation facilities (<7,000 SF plant canopy)				●				
Printing and publishing		⓪ ⁹	●	●	●	●	⓪	
Repair services		●	●	●	●	●	●	
Studios for artists and craftspeople	● ²	●	●	●	●	●	●	
Tow lots				●				6.4.17
Warehousing, storage, and distribution		⓪ ¹⁰	⓪ ¹⁰	●	● ¹⁰	⓪ ^{10, 14}	⓪ ^{10, 14}	6.5.6(E)
Marine uses					●	●		6.4.12
Correctional pre-release facilities				●				6.4.8
Off-street parking			●/⓪ ¹²		●	⓪	⓪	6.5.6(H)
Parks and open spaces	●	●	●	●	●	●	●	
Solar energy system (minor)	●	●	●	●	●	●	●	
Solar energy system (major)				⓪				6.4.16
Utility substations	●	●	⓪	●	●	●	⓪	6.5.6(L)
Wind energy system (minor)		⓪	⓪	⓪	⓪	⓪	⓪	6.4.18

¹ Permitted if permitted in the adjacent or nearest residential zone. In other cases, permitted if located above first floor commercial, or on first floor where a minimum depth of 25 ft. along the principal frontage is maintained for commercial use.

² Permitted on the ground floor only in the B-1b zone.

³ Permitted in the B-2 and B-3 zones only.

⁴ Permitted as a conditional use in the B-2 only. Expansion of auto service stations in existence as of 11/15/99 permitted as a conditional use in the B-2b and B-2c zones.

⁵ Not permitted in the B-2c and B-3c zones.

⁶ Permitted in the B-2 zone. Conditional in the B-2b and B-2c.

⁷ Permitted only if an expansion of an existing dairy.

⁸ Permitted with a retail component only. Low-impact industrial uses greater than 10,000 SF are permitted in the B-2 only.

⁹ Printing and publishing of 10,000 SF or less, or expansion of printing and publishing establishments greater than 10,000 SF in existence as of 4/4/88, shall be treated as a conditional use.

¹⁰ Permitted in the B-2/B-2b/B-2c as a conditional use if 10,000 SF or less. Self-storage permitted in the B-4 zone. Self-storage permitted as a conditional use in the B-5 zone (on-peninsula locations only) in buildings existing as of 12/16/15. Self-storage permitted as a conditional use in the B-3 zone in buildings existing as of 1/1/1995; the area of the building dedicated to self-storage shall not exceed 30% of the total building area and may not be located directly adjacent to or facing a public right-of-way. Self-storage not permitted in the B-2/B-2b/B-2c, B-6, and B-7 zones.

¹¹ See PAD Overlay for additional use regulations.

¹² Structured parking shall be permitted. Surface parking shall be treated as a conditional use.

¹³ Hotels shall be limited to no more than 150 rooms.

¹⁴ Wholesale is allowed as conditional use, providing the wholesale operation is associated with an onsite retail establishment and occupies less than 15,000 SF.



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 ser-

vices 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.