

FOR SALE OR LEASE COMMERCIAL LAND & BUILDINGS

826 CARL BROGGI HIGHWAY, LEBANON, ME 04027



FOR SALE OR LEASE

The Boulos Company is pleased to present 10,000± SF of available commercial space at 826 Carl Broggi Highway, Lebanon, Maine. Building 1 features 5,000± SF of commercial space and Building 2 features 5,000± SF of industrial space.

- Situated on 13.01± acres with ample outdoor options
- Land can be subdivided
- Excellent opportunity for signage
- Wide variety of approved uses in current commercial zoning
- Sale Price: \$1,790,000
- Lease Rate: \$8.25 - \$8.75/SF, NNN

CONTACT US



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Boundary lines shown are approximate and are for informational purposes only. They are not suitable for legal, engineering, or surveying purposes. Boundary lines shown are based on data from ©2023 Eagle View and the Town of Lebanon. Accuracy is not guaranteed. Please verify with relevant authorities before making decisions. Neither Eagle View, the Town of Lebanon, nor The Boulos Company is responsible for errors or omissions.



BUILDING 1:

- 5,000± SF of commercial space
- 200 Amps
- Modines
- (1) one overhead door (10' x 10')
- Lease Rate: \$8.25/SF NNN



BUILDING 2:

- 5,000± SF of industrial space
- 200 Amps
- (2) two modines and radiant heat
- (2) two overhead doors (12' x 13')
- Lease Rate: \$8.75/SF NNN



PROPERTY DETAILS

LOT SIZE

13.01± Acres

ZONING

Commercial / Industrial*

UTILITIES

Septic; Private Well/Propane

PARKING

Ample on-site

AVAILABLE IMMEDIATELY

Building 1: 5,000± SF commercial space
Building 2: 5,000± SF industrial space

ESTIMATED NNN EXPENSE

Contact broker for details

LEASE RATE

Bldg. 1: \$8.25/SF NNN
Bldg. 2: \$8.75/SF NNN

ESTIMATED RE TAXES

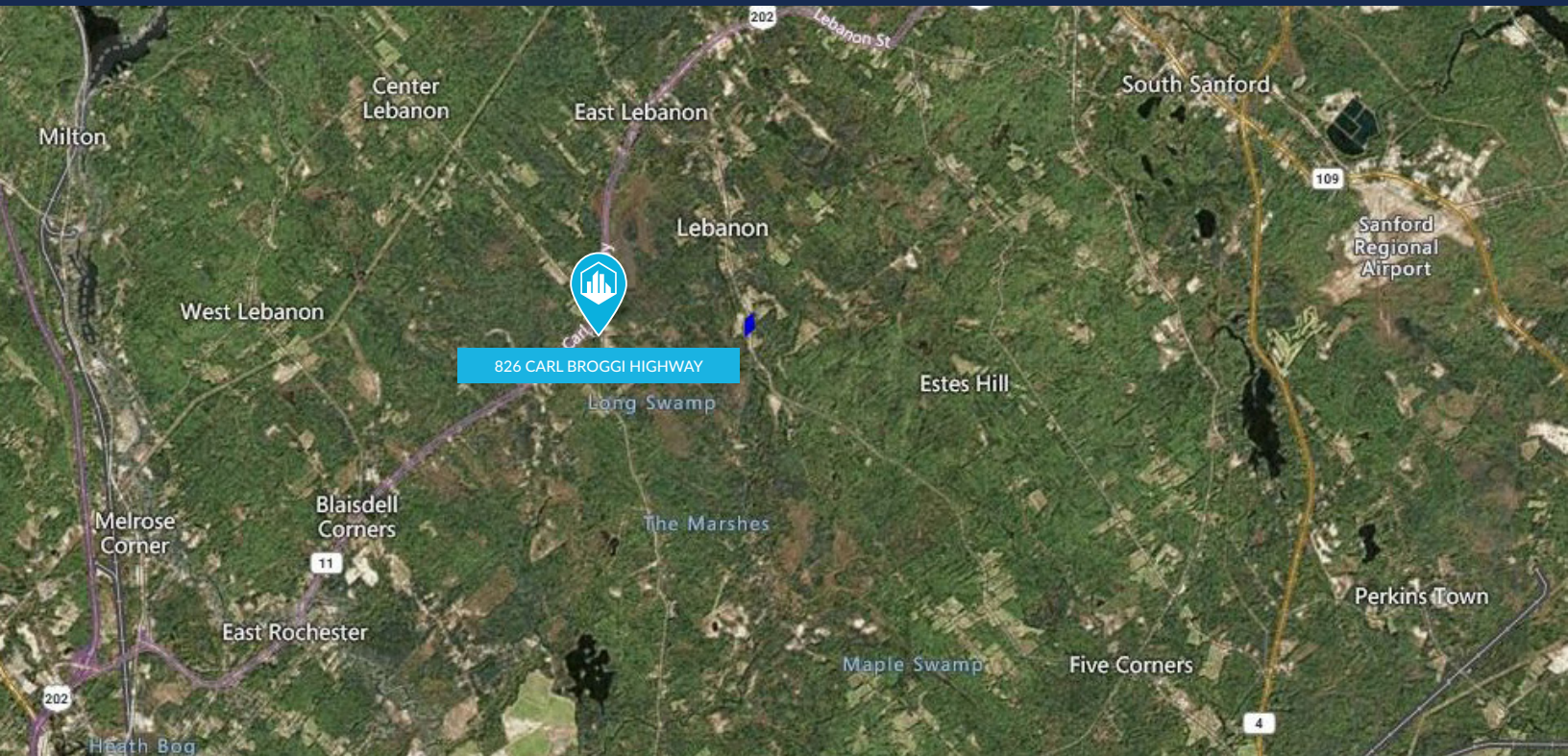
\$7,454.09

SALE PRICE

\$1,790,000

*It is the responsibility of Buyer/Tenant to determine all zoning information and secure all necessary or required permits and approvals for its proposed use of the subject premises.

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LEBANON, ME 04027



AREA INFORMATION

Lebanon, Maine, presents a unique opportunity for commercial real estate investment in the heart of York County. With its strategic location near the New Hampshire border and easy access to major routes like Route 202 and Route 11, Lebanon offers excellent connectivity to regional economic hubs such as Sanford, Portsmouth, and Dover. The town’s growing population, combined with its affordable property prices and supportive local government, makes it an ideal spot for new businesses, retail developments, and industrial ventures. Investors can benefit from Lebanon’s blend of rural charm and commercial potential, tapping into a market ripe for growth and development.

PROXIMITY TO:

	DISTANCE	DRIVE TIME		DISTANCE	DRIVE TIME
SANFORD, ME	9 Miles	12 Minutes	PORTLAND, ME	43 Miles	1 Hour 2 minutes
DOVER, NH	13 Miles	25 Minutes	BOSTON, MA	91 Miles	1 Hour 45 minutes
ROCHESTER, NH	7 Miles	13 Minutes	PORTSMOUTH, NH	31 Miles	37 minutes

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BROKERAGE RELATIONSHIP DISCLOSURE FORM
(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

**Right Now,
You Are a
Customer**

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

To Become a Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel, and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).
I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)

Name of Consumer (Please Print)

Signature of Consumer

Date

Signature of Consumer

Date

Provided by: Name & License #

Date

(Name and License # of Real Estate Brokerage Firm)

_____ consumer has declined to sign this form
 (Licensees Initials)

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.