

**PRICE REDUCED**



**19 GURNET ROAD  
BRUNSWICK, ME 04011**

## PROPERTY HIGHLIGHTS

- 29,000± SF, standalone retail building for sale or lease in the Cook's Corner Shopping Center
- Potential to subdivide from 15,000 - 29,000± SF
- Located within the heavily traveled Cook's Corner retail area of Brunswick - traffic count of over 25,000 VPD
- Other co-tenants include Hannaford, TJ Maxx, Staples, Big Lots, T-Mobile, Applebee's, Dollar Tree, Jersey Mike's and Five Guys among others
- On-site parking for up to 369 vehicles
- Rare opportunity for prime retail box in a "high barrier to entry" market
- Retail Lease Rate: \$10.00-12.00/SF NNN
- PRICE REDUCED: ~~\$4,350,000~~ - **\$3,750,000**



**FOR SALE  
OR LEASE  
RETAIL BUILDING**

# FOR SALE OR LEASE | RETAIL BUILDING

## 19 GURNET ROAD, BRUNSWICK, ME 04011

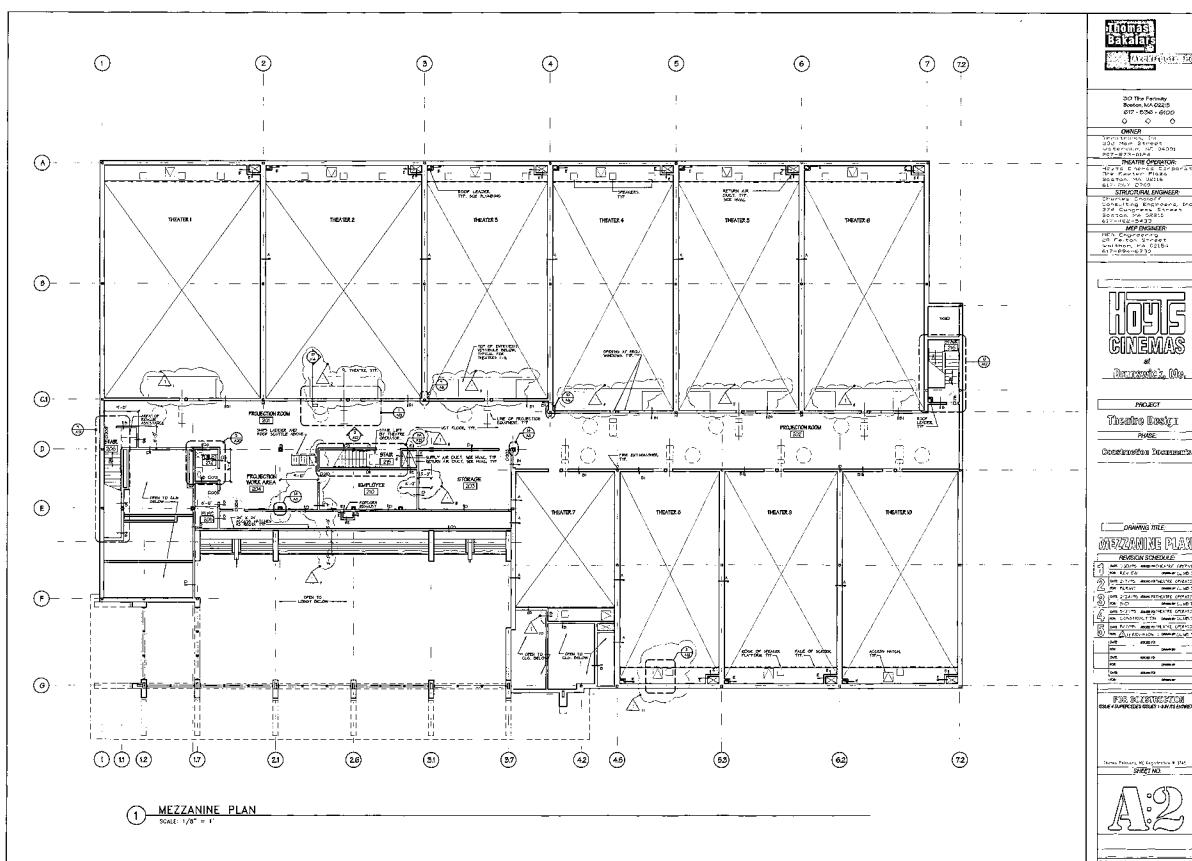
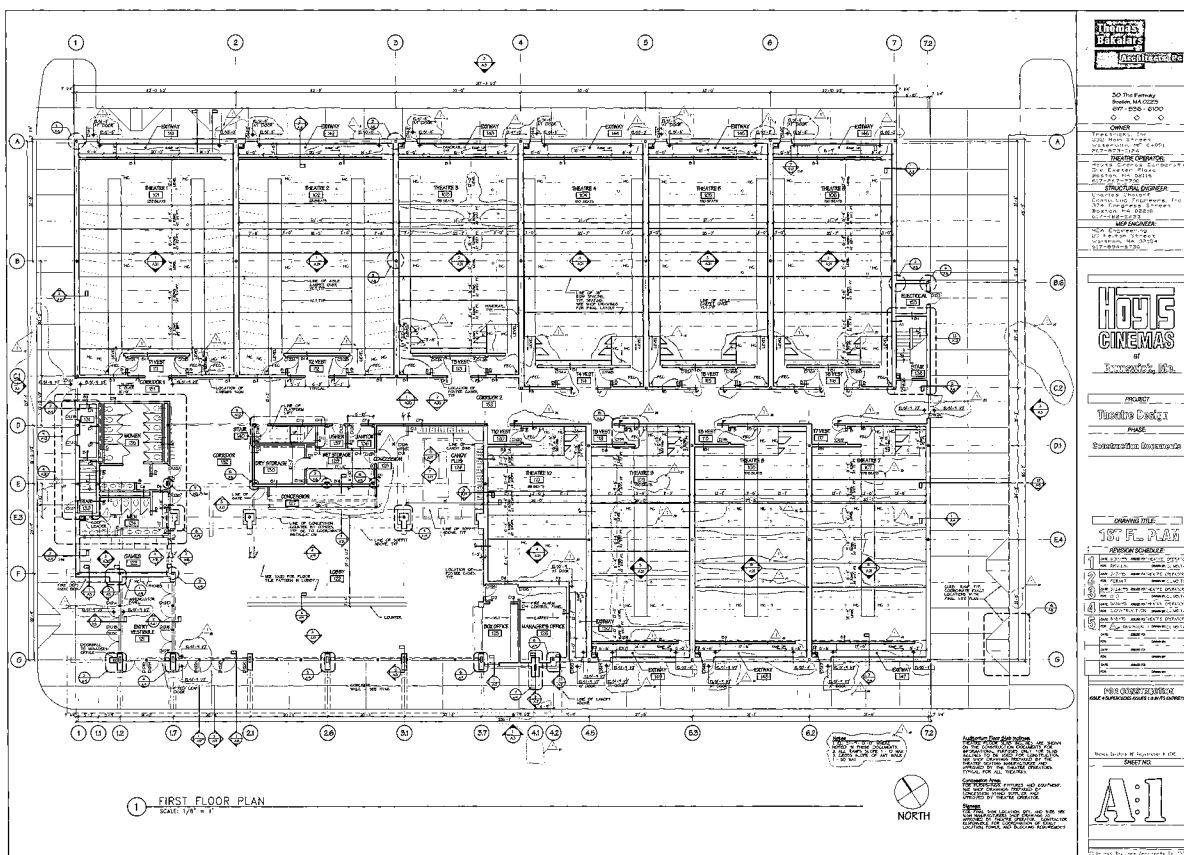


### PROPERTY DETAILS

OWNER OF RECORD	Katz Properties Retail
BUILDING SIZE	29,000± SF
AVAILABLE SPACE	15,000 - 29,000± SF See broker for details.
LOT SIZE	6.33± Acres
ASSESSOR'S REF	Map CC1, Lot 15
ZONING	GM4 - Growth Mixed-Use 4
HVAC	Forced air heat; Central A/C
PARKING	369± on-site spaces
NNN EXPENSES	\$4.09/SF
LEASE RATE	\$10.00-12.00/SF NNN
SALE PRICE	\$3,750,000



**FLOOR PLANS**



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## CONTACT US



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