

FOR SALE

Medical/Professional Office Condo

45 Forest Falls Dr., Suite 1-A

Yarmouth, Maine



PROPERTY:	45 Forest Falls Drive	LOCATION:	45 Forest Falls Dr., Suite 1-A Yarmouth, Maine
SIZE UNIT:	4,764 sf +/-	YEAR BUILT:	2004
MAP/LOT:	011/001/002/OA1	BOOK/PAGE:	38455/0001
ZONING:	CD4-C	LIST PRICE:	\$995,000

Presented By:

AKERS ASSOCIATES, INC.
408 FORE STREET
PORTLAND, MAINE
207-774-8300

Akers Associates, Inc. is representing the Seller/Landlord in the marketing, negotiation and sale and/or lease of this property. While information furnished is from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

Property Summary

45 Forest Falls Drive, Suite 1-A in Yarmouth, Maine is part of a multi-use professional medical/office condominium building situated off of US Route 1 and Interstate 295 highway. The property is located on 1.6 acres of land with on-site, paved shared parking. The available Class A space is located on the ground floor of the property ideally situated for professional medical/office space. The space consists of a combination of large open spaces, individual spaces, reception and waiting areas, 2 kitchenettes and 3 private handicapped bathrooms. A rare opportunity for any small business to be part of a professional, well managed setting.



OWNER:	Rocks Edge, LLC	INCOME:	See Broker
CONSTRUCTION:	Wood Clapboard	INTERIOR FINISHES:	Sheetrock Painted Walls, Acoustical Ceilings
SITE SIZE:	1.6 +/- Acres	ROOF:	Shingled - Pitched
PARKING:	Paved - Abundant Shared	UTILITIES:	Public Water & Sewer, Electricity, Propane Gas Heat
HVAC:	Central AC, Forced Hot Air Separately Metered	HEAT & ELECTRICITY:	Separately Metered, Tenant's Expense

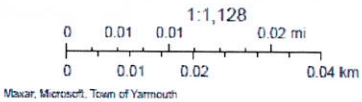
SITE PLAN

Town of Yarmouth Public Map Viewer



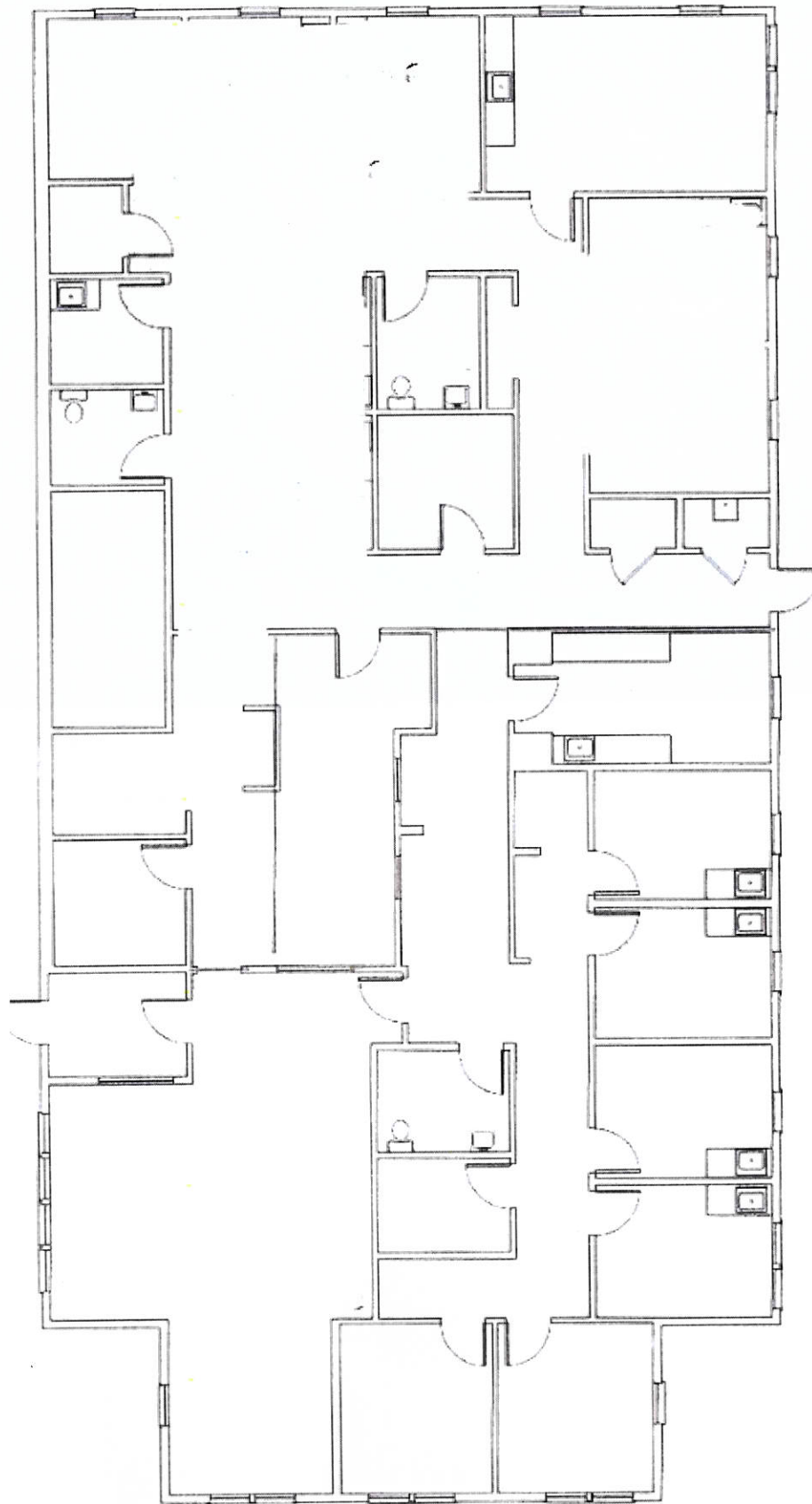
11/15/2024, 11:33:07 AM

 Parcels



Public User
Town of Yarmouth

FLOOR PLAN





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:

- ✓ 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.