



Commercial Investment Property

\$850,000

9 Main Street
Lincoln, Maine
04457

 United
Country
Real Estate

Lifestyle
Properties
of Maine



Carmen McPhail
REALTOR®
(207) 290-0371
carmen@lifestylepropertiesme.com

LOCATION! LOCATION! LOCATION! Looking for great investment opportunity that puts you front and center of town? Look no further. This 10,000+ sqft commercial building sits at the crossroads of West Broadway (Route 155) and Main Street (Route 2 & Route 6). According to the Maine DOT the traffic count here averages around 8500 cars daily between 7 AM and 7 PM with total daily overage of 10,022 in 2021. The property currently has 4 tenants with finished room for 2 more tenants and another unfinished space just waiting for what you or your tenant want/need.

The building sits on 0.2± acres with 84.6 feet of frontage on Mattanawcook Pond. The Southern side of the building provides access to the lower waterfront portion of the building and is adjacent to the town owned park where there are weekly free music concerts in the summer at the gazebo. This park is also home to the Lincoln Loon and features a small public boat dock. In front of the building is a 12-space owned parking area which is adjacent to a larger municipal parking lot providing plenty of parking for tenant clients and customers.

Local Contacts

Police

Lincoln Police Dept
(207) 794-2221

Fire

Lincoln Fire Dept
(207) 794-8455

Town Office

29 Main St
(207) 794-3372

Tax Assessor

Amanda Woodard
(207) 794-3372 ext 5
amanda.woodard@lincoln-
maine.org

Code Enforcement

Amanda Woodard
(207) 794-3372 ext 5
amanda.woodard@lincoln-
maine.org

School District

RSU 67

Proximity

Shopping

Lincoln, 0.5± miles

City

Bangor, 49± miles

Airport

Bangor International Airport, 49± miles

Interstate

Exit 227, 10± miles

Hospital

Penobscot Valley Hospital, 5± miles

Boston, MA

Built in 2003, this beautifully situated commercial building was built with convenience and efficiency in mind. The engineered design includes many upgrades. The outside walls include an extra 1-inch layer of Polyisocyanurate foam insulation and the walls / floors / ceilings between units are fire-rated material thus eliminating the need for a sprinkler system. The bottom floor has radiant heat built into the slab for both comfort and efficiency and the upper floor temperature is controlled by 2 HVAC units.

Current tenants include the HAN dental office, Penquis CAP, NEOE and a private attorney office. The dental office is 2400± sqft in space and has its own T-4 line for high-speed secure internet. The Penquis office is 1200± square feet and includes several private offices as well as a conference room, reception area and break room. The NEOE area is approximately 800 SF with private offices and a break room, and the private office is approximately 400 sqft. Both the Penquis office and the dental office have access to a small, shared balcony overlooking the lake. There is also a bonus space above the dental office which could be used for personal owner space or storage.





The lower level of the building is currently. The front space on this level (closest to street) is a completely unfinished area of approximately 1100 sqft that could be finished to suit an incoming tenant for whatever purpose they needed. The middle space is set up as a professional office space with large private office with private entrance as well as a break room, a small lobby and plenty of room for file storage or additional offices and is 1100± sqft in size. The back suite was previously used as a photo studio and later as an art gallery. This suite is 2400± sqft in size and has several smaller storage and multi-use rooms as well as office space. This suite also has a private entrance which leads to the deeded easement from Lake Street to the building.



All finished suites are completely handicap accessible with handicap bathrooms. The lower level can be accessed by interior service stairs (not currently accessible to the public) as well as exterior stairs and f an exterior elevator. The lower level is fronted by a covered wooden walkway overlooking the lake frontage. The upper level is surrounded on 2 sides by the parking areas and the south by the balcony and stairway leading down to the waterfront.

Property Specifics

Tenants

4

Primary Use

General Commercial/Office

Basement

Finished daylight

Building Features

Elevator Passenger

Storage

2 more spaces for tenants



Area Information

Lincoln Maine is a small-town America style hometown with plenty to offer everyone. With 13 lakes and the mighty Penobscot River right here in town the water-focused lifestyle is central for many of the residents. This building is located just steps from the public boat launch and public beach on Mattanawcook Lake. The town office, grocery, clothing, and specialty shops nearby as well as service boutiques make the Main Street location convenient for you and your tenants. Lincoln is home to approximately 5000 people year-round with the number swelling to 6500+ in the summer. Lincoln is also the service hub to 15 other communities which adds an additional 10,000 people to your customer base.

The proximity to Bangor, Orono and the North Maine Woods as well as Baxter State Park make Lincoln a great place for commercial and professional development. The town motto of “Come for the Lakes – Stay for the Lifestyle” has been proven to be true many times over and shows in the town’s recent commercial growth and its commitment to economic development. Come! Explore the region, meet the people and know that your investment in this town would be one you would be proud of and profit from.





Building Info

Retail Sqft

2400±

Warehouse Sqft

1100

Office Sqft

5900

Total Units

7

Traffic Count

10,022



9 Main Street, Lincoln

LISTING PRICE

Acres 0.2± \$850,000 Taxes \$8080.27

Water

Public

Sewer

Public

Roof

Shingle

Heating

Hot air

Cooling

Central Air

View

Waterfront

Zoning

SD1

Road Frontage

Yes | 63.6'

Water Frontage

84.6' | Mattanawcook

.incoln 9 Main St 0.2=-/ acres
Penobscot County, Maine, 0.2 AC +/-



- Pharmacy
- Police Station
- Church
- School
- Hospital
- Street Light
- Parking
- Boundary

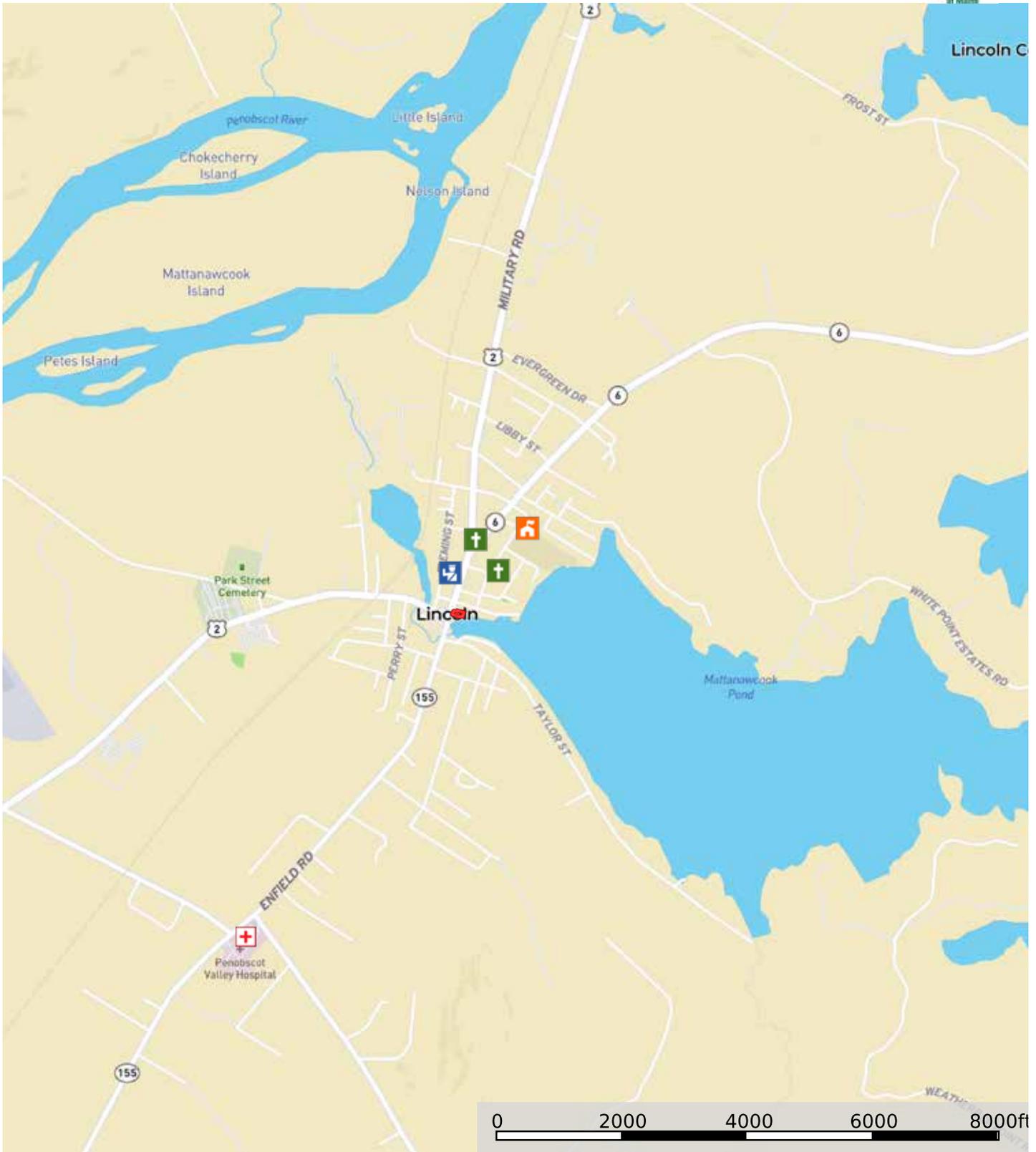
Lincoln 9 Main St 0.2 +/- acres
Penobscot County, Maine, 0.2 AC +/-



- Pharmacy
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.incoln 9 Main St 0.2=-/ acres

Penobscot County, Maine, 0.2 AC +/-



- Police Station
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- School
- Hospital
- Boundary

PROPERTY DISCLOSURE
(Non-Residential Properties)

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: 9 Main St, Lincoln, ME

SECTION I. UNDERGROUND STORAGE TANKS

To the best of Seller's knowledge (check one):

- No underground storage facility for the storage of oil or petroleum products exists on the premises.
- An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. _____. The underground facility has has not been abandoned in place.

SECTION II. HAZARDOUS MATERIALS

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

None known

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

SECTION III. MATERIAL DEFECTS

Material defects pertaining to the physical condition of the property:

None known

(attach additional sheets as necessary)

Page 1 of 2

Buyer Initials

Seller Initials

PROPERTY LOCATED AT: 9 Main St, Lincoln, ME

SECTION IV. ROAD MAINTENANCE

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?..... Yes No Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

[Signature] 7/8/22
Seller Date

Steve Ruhl for 25 Main, Inc

Seller Date

[Signature] 7/8/22
Seller Date

Jeannette Ruhl for 25 Main Inc

Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

Buyer Date

Buyer Date

Buyer Date

Buyer Date



012663

**QUITCLAIM DEED
WITHOUT COVENANTS**

INHABITANTS OF THE TOWN OF LINCOLN, a body politic in Lincoln, County of Penobscot, State of Maine, for consideration paid, release to **STEVE AND JEANNETTE RUHL**, of Lincoln, County of Penobscot, State of Maine, a certain lot or parcel of land with the buildings thereon, situated in the southeasterly side of Main Street and on the north shore of Mattanawcook Lake in the said Town of Lincoln, and bounded and described as follows, to wit:

Beginning at a found iron pin in the southeasterly sidewalk on Main Street, said pin being forty-one (41) feet more or less southeasterly of the existing centerline of Main Street, said pin also marking the most westerly corner of the property of Sheila Bickford Hawkins and Addison H. Farrow as per a deed from Peter L. Ciarrochi dated December 15, 1981, and recorded in Book 3251, Page 172 and also being the most northerly corner of the premises described in a deed from Helen A. Lowell to Ernest A. Lowell et al. dated August 1, 1962, and recorded in Book 1954, Page 348, of the Penobscot County Registry of Deeds; thence N 53° 25' 15" W seven and six tenths (7.6) feet to the southeasterly side of Main Street; thence S 37° 24' 30" W along Main Street sixty-three and six tenths (63.6) feet to an iron pin and the land of the inhabitants of the Town of Lincoln as described in a deed from Roger D. Hamm dated October 11, 1984, and recorded in Book 3586, Page 194; thence S 53° 25' 00" E along the land of the Town of Lincoln one hundred (100.0) feet to an iron pin; thence continuing at the same course six (6.0) feet to Mattanawcook Lake; thence S 81° 36' 45" E along the lake sixteen and seven tenths (16.7) feet; thence S 67° 51' 00" E along the lake thirteen and seven tenths (13.7) feet; thence along the lake thirteen and seven tenths (13.7) feet; thence N 78° 25' 15" E along the lake eight and two tenths (8.2) feet; thence S 57° 16' 30" E along the lake sixteen and six tenths (16.6) feet; thence S 49° 42' 00" E along the lake ten and eight tenths (10.8) feet; thence S 50° 09' 00" E along the lake four and nine tenths (4.9) feet to a stake; then 39° 09' 45" along the land of Carelton Aylard sixty-five (65) feet to an iron pin, this last line being agreed upon by Carelton Aylard and Ernest Lowell as per this survey; thence N 50° 33' 15" W parallel with the northeasterly side of the building thereon one hundred two (102.0) feet; thence N 39° 28' 15" W one and two tenths (1/2) (sic) feet to the front surface of the building and the land of Bickford and Farrow; thence W 50° 31' 45" W along the front surface of the building and the land of Bickford and Farrow eight (8.0) feet to the building corner; thence S 29° 38' 00" W along the front surface of the building and the land of Bickford and Farrow twenty-three and four tenths (23.4) feet to a building corner; thence N 50° 15' 15" W along the front surface of the building and the land of Bickford and Farrow five and six tenths (5.6) feet to a corner; thence N 53° 25' 15" W along the land of Bickford and Farrow forty-nine and four tenths (49.4) feet to the point of beginning. Said lot containing 12,460 square feet or 0.2 acres, and being all

the premises conveyed by Helen A. Lowell to Ernest A. Lowell et al. in a deed dated August 1, 1962, and recorded in Book 1954, Page 348 excepting as much as was conveyed to Carleton Aylard by a Boundary Line Agreement with E.A. Lowell dated July 18, 1990, and recorded in Book 4691, Page 217, and all that property described in a deed from Malcolm E. Osborne, Executor of the Will of Helen Clarke Osborne to Ernest A. Lowell dated May 1, 1965, and recorded in Book 2006, Page 107, of the Penobscot County Registry of Deeds.

Also meaning and intending to convey a thirty (30) foot easement from the northeast side of the above described property to Lake Street, said Easement lying northwesterly of the northwest side of the Carleton Aylard Property on Lake Street. This Easement defined in the following deeds: (1) The Inhabitants of the Town of Lincoln to Ernest A. Lowell et al. dated December 12, 1978, and recorded in Book 2944, page 88, (2) Fannie Hurd to Ernest A. Lowell dated December 26, 1978, and recorded in Book 2944, Page 90, and (3) Peter and Sheila Ciarrochi to Ernest A. Lowell dated December 28, 1978, and recorded in Book 2944, Page 94, of the Penobscot County Registry of Deeds.

Also meaning and intending to convey two access easements as set forth in a deed from Joseph Pooler, Addison H. Furrow, Sr. and Sheila Hawkins to Ernest A. Lowell in a deed dated July 24, 1990, and recorded in Book 4691, Page 214, of the Penobscot County Registry of Deeds.

Excepting and reserving two access easements from Ernest A. Lowell to Joseph Pooler, Sheila Hawkins and Addison H. Furrow, Sr. as shown in two deeds dated July 24, 1990, and recorded in Book 4691, Page 212, and Book 4691, Page 213, of the Penobscot County Registry of Deeds.

Subject to flowage rights as referred to in the deed from J. Fred Clark to Helen C. Osborn, dated October 6, 1941, and recorded in the Penobscot County Registry of Deeds in Volume 1177, Page 404.

Reference is made to a Boundary Survey Plan of the Ernest A. Lowell Property (formerly Lakeside Lanes) on Main Street, prepared by Andrew Land Services, Inc., July 31, 1990, and recorded or to be recorded in the Penobscot County Registry of Deeds.

Being the same premises as described in a deed from Marden's to the Inhabitants of the Town of Lincoln, recorded on July 3, 1997 in the Penobscot County Registry of Deeds, Book 6431, Page 214.

IN WITNESS WHEREOF, the Inhabitants of the Town of Lincoln, has caused this instrument to be signed, sealed, hereunto by the duly authorized Councilors of the Town of Lincoln this 27th day of April, 1998.

Lisa J Goodwin
Witness
Lisa J Goodwin

TOWN OF LINCOLN
By *David R. Joyce*
Councilor David R. Joyce

Councilor
Robert Tomilson
Councilor Robert Tomilson

Roderick Carr
Councilor Roderick Carr

Roger L Stevens Jr
Councilor Roger L Stevens Jr

John Weatherbee
Councilor John Weatherbee

Priscilla Wight
Councilor Priscilla Wight

STATE OF MAINE
PENOBSCOT, SS

April 27, 1998

Then personally appeared the above named Councilors of the Town of Lincoln, and acknowledged the foregoing instrument to be their free act and deed.

Before me, "Maine Real Estate
Transfer Tax Paid"

Lisa J Goodwin
Notary Public
Lisa J. Goodwin
My Commission Exp: 02-09-05

PENOBSCOT, ss RECEIVED
1998 MAY -4 P 12:04

Susan F. Belag
REGISTER

RODERICK AND BHOENRICK, P. A. COUNSELORS AT LAW - P O BOX 8 - LINCOLN, MAINE 04457



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.