

BUSINESS OPPORTUNITY

LAND FOR SALE

Buildable Lot

**5 Grindstone Road
Medway, ME**

Great Commercial
Location



\$124,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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MAINE REAL ESTATE RELATIONSHIPS

Scan to view the
full property details
and video!





Photography by Mayhem Media

Don't miss the chance to own a prime piece of commercial real estate in Medway, strategically located at the bustling intersection of Route 157 and Rt. 11. This versatile property has a rich history of hosting various businesses and is now available for your unique vision.

Situated just half a mile from Exit 244, this property benefits from high visibility and easy access for both locals and travelers. With Bangor only 45 minutes away and the Canadian border just an hour north, the location is ideal for attracting traffic from various demographics.

The property is equipped with essential utilities, including power at the pole and a drilled well, providing a solid foundation for your business operations. Additionally, a gravel pad is already in place ready for development and septic designs are available for a large or a small system. A previous portable business currently occupies the site but will be removed, allowing you to create your own space without the need for extensive groundwork.



Medway is renowned as “The Gateway to Baxter State Park” making this location a prime spot for businesses catering to outdoor enthusiasts. With recreational trails running adjacent to the property and close by, your business can tap into the thriving tourism market that seeks adventure and natural beauty.

Whether you envision a retail store, restaurant, outdoor adventure shop, or service-oriented business, this property offers the flexibility to cater to a wide range of industries. The surrounding area is ripe for growth, offering a supportive community excited for new businesses. This is more than just a piece of land it's an opportunity to create a lasting business within a region known for its beauty and outdoor activities. Seize the opportunity to make the property your perfect location for your next venture.



**Lifestyle
Properties
of Maine**

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newsletter





5 GRINDSTONE, MEDWAY

PRICE

\$139,900

TAXES

\$1006.72/2025

ACREAGE 1.46±

ROAD

500+FT

OR

FRONTAGE

SQFT

HOW FAR TO...



Shopping | Ellis Family Market
2± miles



Hospital | Millinocket Regional
10± Miles



Airport | BGR
60± miles, 45±mins



Interstate | Exit #244
2± miles



City | Bangor
63± miles, 50 mins



Boston
310± miles, 4h45m





Lena Fiske

ASSOCIATE BROKER | REALTOR®



207.447.1087 cell



207.794.6164 office



lena@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Lena's
bio and other
listings



Testimonial:

'We recently purchased a home through this agency. Lena Fiske was the agent that showed the home. We were impressed right from the start. She was so knowledgeable about the home and the area. She answered all of our questions and even went the extra mile for us a number of times. She took time out of her day to meet with a contractor for us since we were living quite a distance away, and also assisted us with some issues we had with our lender. I truly cannot say enough good about her and our experience. If you are looking for a home, land or a camp in this area, she's your gal.'

Karen Ellis



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

East Millinocket
(207) 746-9951

Fire

Medway
(207) 746-9618

Town Office

4 School Street, Medway
(207) 746-9531
info@medwaymaine.org
Hours | Mon-Fri 8am-4pm

Tax Assessor

Amy Dunn
(207) 746-9531

Code Enforcement

Dwight Tilton
(207) 794-4434
tiltonceo@gmail.com

PROPERTY LOCATED AT: 5 Grindstone Road, Medway, ME 04460

PROPERTY DISCLOSURE – LAND ONLY (With Improvements)

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal ☐ Unknown
☐ Drilled ☐ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the
 (public/private/other) water system?

Pump (if any): ☐ N/A ☐ Yes ☒ No ☐ Unknown

Quantity: ☐ Yes ☒ No ☐ Unknown

Quality: ☐ Yes ☒ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ☒ Yes ☐ No

If Yes: Date of most recent test: 05/13/2025 Are test results available? .. ☒ Yes ☐ No

To your knowledge, have any test results ever been reported as unsatisfactory
 or satisfactory with notation? ☐ Yes ☒ No

If Yes, are test results available? ☐ Yes ☒ No

What steps were taken to remedy the problem? N/A

Has the water been tested for radon?..... ☐ Yes ☒ No

If Yes: Date: N/A By: N/A

Results: N/A

If applicable, what remedial steps were taken? N/A

Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown

Are test results available? ☐ Yes ☐ No

Results/Comments: _____

IF PRIVATE: (Strike Section if not Applicable):

INSTALLATION: Location: On the second lot on the high point of the property

Installed by: _____

Date of Installation: _____

USE: Number of persons currently using system: _____

Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: There is a (VRAP) release on the well.

Source of Section I information: Owner and Public info.

Buyer Initials _____

Page 1 of 5

Seller Initials DH JA

United Country Lifestyle Properties of Maine, 113 W Broadway Lincoln ME 04457
 Lena Fiske

207.794.6164

207.794.6666

Date F. Hayes &

PROPERTY LOCATED AT: 5 Grindstone Road, Medway, ME 04460**SECTION II — WASTE WATER DISPOSAL**TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ Unknown~~IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):~~~~Have you had the sewer line inspected? _____ ☐ Yes ☐ No~~~~If Yes, what results: _____~~~~Have you experienced any problems such as line or other malfunction? _____ ☐ Yes ☐ No~~~~What steps were taken to remedy the problem? _____~~

IF PRIVATE (Strike Section if not Applicable):

~~Tank. ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other. _____~~~~Tank Size. ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☐ Other. _____~~~~Tank Type. ☐ Concrete ☐ Metal ☐ Unknown ☐ Other. _____~~~~Location. _____ OR ☐ Unknown~~~~Date installed: _____ Date last pumped: _____ Name of pumping company: _____~~~~Have you experienced any malfunctions? _____ ☐ Yes ☐ No~~~~If Yes, give the date and describe the problem: _____~~~~Date of last servicing of tank: _____ Name of company servicing tank: _____~~~~Leach Field. _____ ☐ Yes ☐ No ☐ Unknown~~~~If Yes, Location: _____~~~~Date of installation of leach field. _____ Installed by: _____~~~~Date of last servicing of leach field. _____ Company servicing leach field: _____~~~~Have you experienced any malfunctions? _____ ☐ Yes ☐ No~~~~If Yes, give the date and describe the problem and what steps were taken to remedy: _____~~Do you have records of the design indicating the # of bedrooms system was designed for? ☒ Yes ☐ NoIf Yes, are they available? _____ ☒ Yes ☐ NoIs System located in a Shoreland Zone? _____ ☐ Yes ☒ No ☐ UnknownComments: There are septic system designs available for the property.Source of Section II information: Owners

Buyer Initials _____

Page 2 of 5

Seller Initials DH JG

PROPERTY LOCATED AT: 5 Grindstone Road, Medway, ME 04460**SECTION III – HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property?..... DH JQ ☐ Yes ☒ No ☐ UnknownIf Yes: Are tanks in current use?..... ☐ Yes ☒ No ☐ UnknownIf no longer in use, how long have they been out of service? N/A Tanks were removeIf tanks are no longer in use, have tanks been abandoned according to DEP?... ☐ Yes ☒ No ☐ UnknownAre tanks registered with the DEP?..... ☐ Yes ☒ No ☐ UnknownAge of tank(s): N/A Size of tank(s): N/ALocation: N/AWhat materials are, or were, stored in the tank(s): N/AHave you experienced any problems such as leakage: ☐ Yes ☒ No ☐ UnknownComments: There are no known Underground Storage tanks on the property.Source of information: Owners

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:..... DH JQ ☐ Yes ☒ No ☐ UnknownLAND FILL:..... ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL:..... ☐ Yes ☒ No ☐ UnknownMETHAMPHETAMINE:..... ☐ Yes ☒ No ☐ UnknownComments: None Petroleum Contaminated material was removed from the site and site has been taken off the DEP priority list. DH JQSource of information: Owners DEP Public records DH JQ

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION IV – ACCESS TO THE PROPERTYIs the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants?..... ☐ Yes ☒ No ☐ UnknownIf Yes, explain: Release of Restrictive condition Bk 17540 Pg 26Source of information: Release of Restrictive Condition/DeedIs 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 ☐ UnknownIf No, who is responsible for maintenance? N/ARoad Association Name (if known): NoneSource of information: Owners

Buyer Initials _____

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Seller Initials DHJQ

Dale F. Hayes &

PROPERTY LOCATED AT: 5 Grindstone Road, Medway, ME 04460**SECTION V – FLOOD HAZARD**

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from: (a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map? _____

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: NoneSource of Section V information: FEMA.gov

Buyer Initials _____

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Seller Initials DH JA _____

Dale F. Hayes &

PROPERTY LOCATED AT: 5 Grindstone Road, Medway, ME 04460

SECTION VI – GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?.....

☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of information: _____

Is the property the result of a division within the last 5 years (i.e. subdivision)?

☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of information: _____

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?.....

☐ Yes ☒ No ☐ Unknown

Has all or a portion of the property been surveyed?.....

☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available?.....

☒ Yes ☐ No ☐ Unknown

Has the property ever been soil tested?.....

☒ Yes ☐ No ☐ Unknown

If Yes, are the results available?.....

☒ Yes ☐ No ☐ Unknown

Are mobile/manufactured homes allowed?.....

☒ Yes ☐ No ☐ Unknown

Are modular homes allowed?.....

☒ Yes ☐ No ☐ Unknown

Source of Section VI information: Owners

Additional information: None

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

Dale Hayes 12/31/2025
SELLER DATE

Dale F. Hayes

SELLER DATE

Joshua Qualey 01/01/2026
SELLER DATE

Joshua J. Qualey

SELLER DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE

BUYER DATE

BUYER DATE

BUYER DATE

QUITCLAIM DEED WITH COVENANT

DLN: 1002340235006

EARLY BIRD REAL ESTATE, LLC, a Maine limited liability company, with a mailing address of 47 Beech Street, East Millinocket, ME 04430, for consideration paid, hereby grants to **DALE F. HAYES**, with a mailing address of 18 Union Street, East Millinocket, ME 04430, and **JOSHUA J. QUALEY**, with a mailing address of 22 County Way, Holden, ME 04429, as tenants in common, with **QUITCLAIM COVENANT**, the following described real estate, to wit:

A certain lot or parcel of land, situated in **MEDWAY**, in the County of Penobscot and State of Maine, and being more particularly bounded and described as follows, to wit:

Commencing on an extension of the northerly boundary of State Route 157 at its intersection with the centerline of State Route 11; thence N 9° 08' 04" W, a distance of eighty-five and 98/100 feet (85.98') on the centerline of State Route 11 to the point of beginning; thence N 9° 08' 04" W a distance of seventy-seven and 36/100 feet (77.36') on the centerline of State Route 11 to a point; thence N 85° 10' 42" E a distance of forty-one and 72/100 feet (41.72') to an iron pin set flush with the ground on the easterly boundary of State Route 11; thence continuing N 85° 10' 42" E a distance of one hundred fifteen and 82/100 feet (115.82') to an iron pin; thence continuing N 85° 10' 42" E a distance of one hundred sixty and 27/100 feet (160.27') to an iron pin lying S 11° 30' W a distance of four and 3/10 feet (4.3') from a 1" diameter iron pipe; thence S 4° 49' 18" E a distance of one hundred fifteen and 33/100 feet (115.33') to an iron pin lying N 78° E a distance of two and 8/10 feet (2.8') from a ring of stones painted yellow and N 5° W a distance of two and 4/10 feet (2.4') from a 12-inch pine tree blazed and painted yellow; thence S 3° 23' 01" W a distance of one hundred fifty-eight and 38/100 feet (158.38') to a 3/4" iron rod with aluminum cap; thence continuing S 3° 23' 01" W a distance of fourteen and 87/100 feet (14.87') to an iron pin set on the northerly boundary of State Route 157; thence N 66° 26' 37" W a distance of five and 13/100 feet (5.13') along the northerly boundary of State Route 157 to a point, the PC of a curve, concave to the south, having the following curve data: R = 1969.86', D = 2° 4' 31", LC = N 70° 04' 34" W; 244.54', I = 7° 07' 02"; thence westerly a distance of two hundred forty-four and 7/10 feet (244.7') along the northerly boundary of State Route 157 and along said curve to an iron pin; thence N 21° 01' 55" W a distance of ninety-six and 2/10 feet (96.2') along the easterly boundary of State Route 11 to a point; thence N 3° 29' 12" W a distance of fifteen and 7/100 feet (15.07') along the Easterly boundary of State Route 11 to a point; thence S 80° 51' 36" W a distance of thirty-four and 26/100 feet (34.26') along the easterly boundary of State Route 11 to the point of beginning.

Reference is hereby made to the Boundary Survey of the Land of the Town of Medway and Part of the Land of David R. Guy and Marlene L. Guy in Medway, Maine, prepared by Garth B McNally, dated February 18, 2004 and recorded in the Penobscot County Registry of Deeds in Plan File 2004-21.

SUBJECT TO State of Maine Department of Environmental Protection No Further Action Assurance Letter – Voluntary Response Action Program, dated June 5, 2015, recorded in said Registry of Deeds in Book 13894, Page 93.

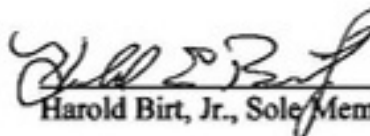
NOTICE: THE INTEREST CONVEYED HEREBY IS SUBJECT TO A DECLARATION OF ENVIRONMENTAL COVENANT, RECORDED IN THE PENOBSCOT COUNTY REGISTRY OF DEEDS ON JULY 13, 2015, IN BOOK 13894, PAGE 99, IN FAVOR OF AND ENFORCEABLE BY THE STATE OF MAINE.

For grantors' source of title, see deed from the Inhabitants of the Municipality of Medway to Early Bird Real Estate, LLC, dated July 6, 2015, recorded in the Penobscot County Registry of Deeds in Book 13894, Page 96.

This property is conveyed subject to and with the benefit of any and all rights, easements privileges and appurtenances belonging to the granted estate.

WITNESS my hand and seal this 24th day of May, 2023.

EARLY BIRD REAL ESTATE, LLC

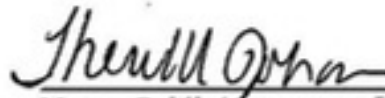

Harold Birt, Jr., Sole Member

STATE OF MAINE
PENOBSCOT, ss

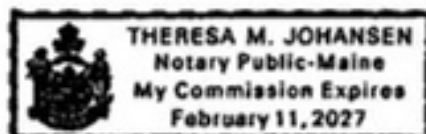
May 24, 2023

Personally appeared the above-named, Harold Birt, Jr., Sole Member of Early Bird Real Estate, LLC, and acknowledged the foregoing instrument to be his free act and deed, individually, and in said capacity.

Before me,


Notary Public/Attorney at Law

Print name: _____





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.



Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine



@lifestyleproperties · 82.3K subscribers · 1K videos

Maine Real Estate property listings | Interested in residential, land, recreational, hunting. ...more

lifestylepropertiesofmaine.com and 4 more links



Do you need to sell your Maine property?



Scan the code to learn how to get the most money for your property, with the least amount of hassle.

Testimonial

"We are extremely pleased with the service that we received from United Country Lifestyle Properties of Maine in marketing our farm property. They produced a very high quality video of our farm that got 63K views on their YouTube Channel that resulted in dozens of contacts from potential buyers and the eventual sale of our farm."

Allen LeBrun, Previous Client