

GENDRON

COMMERCIAL BOSTON

FOR SALE

General Store For Sale
(Business & Apartment Unit Rental Included)



1103 New County Rd.
Dayton, ME (RTs 5 & 35)

Portland, Maine • Boston, Massachusetts • New York, New York

Property Address:	1103 New County Road (Rts 5 & 35) Dayton, ME 04005						
Property Type:	Mixed Use – C-store w/ 2-Bedroom Apartment						
Description:	Real Estate, Business (Dayton Country Store), and 2 Bedroom Apartment on 2 nd floor for Sale! Annual revenue of approx. \$3M is derived from the sale of gasoline, hot & cold sandwiches, spirits, tobacco products, lottery and more! This profitable convenient store is located at the busy intersection of Rts 35 & 5 improved by Maine DOT with roundabout to improve traffic flow and access to the property.						
Tax Map/Lot:	Tax Map 8, Lot 021						
Tax Assessments:	Lot – 021						
	<table border="0"> <tr> <td>Land Value:</td> <td>\$57,000</td> </tr> <tr> <td>Building Value:</td> <td>\$237,000</td> </tr> <tr> <td>Total Value:</td> <td>\$294,000</td> </tr> </table>	Land Value:	\$57,000	Building Value:	\$237,000	Total Value:	\$294,000
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Building Value:	\$237,000						
Total Value:	\$294,000						
Real Estate Taxes (2018):	\$4,215.96						
Land Area:	.51 AC						
Building Area:	2,000 +/- SF						
1 Unit Apt:	2 Bedroom Apartment – Generates \$900/month						
Water/Sewer:	Well/ Septic						
Gas Tanks:	2 Tanks – 12,000 Gal and 6,000 Gal & 2 Gas Pumps						
Surrounding Area:	Dayton Town Office, Dayton Consolidated School, Auto Repair Shop, and LaDawn Quarter Horses – a therapeutic Riding center are all surrounding establishments!						
Financials:	Upon request - Profitable Convenience Store with increased revenue and profit for past 3 years!						
Sale Price:	\$890,000						
For More Information:	Marc Brunelle						
<i>please call:</i>	207-229-5156 or mrbcommercial@gmail.com						

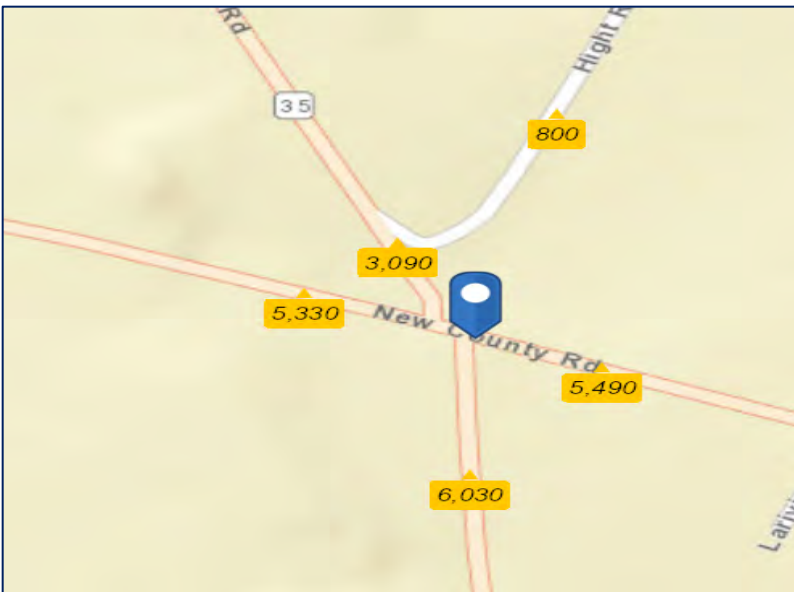
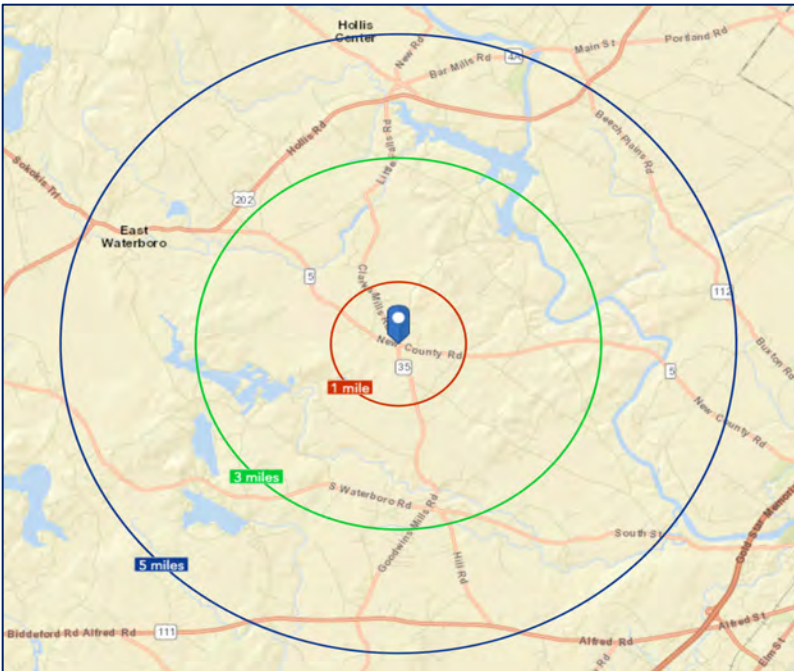
The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. The Broker, whether a listing or leasing Broker or potential selling or leasing Broker, hereby discloses that he/she is acting solely as an agent for the Owner, Landlord, or Seller in the leasing, lease negotiations, marketing and sale or leasing of this property.

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1103 New County Rd Dayton, ME

Demographics



Demographic:

Mile 1- 348
Mile 3- 3,308
Mile 5 - 9,485

Median-Income:

Mile 1- \$69,612
Mile 3- \$73,014
Mile 5- \$67,126

Daily Traffic Count:

Approx. 10,820 on RT 5
Approx. 9,120 on RT 35

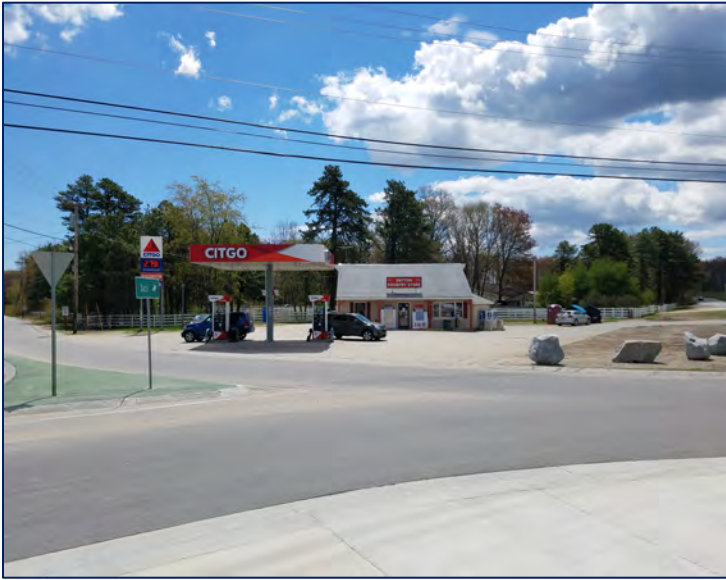
For More Information – Call Marc Brunelle @ 207-229-5156 or mrbcommercial@gmail.com

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Property Photos



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Portland, Maine • Boston, Massachusetts • New York, New York



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 **Gendron Commercial Brokers of Boston Inc.**
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.