

City of Gardiner  
Real Estate Snapshot  
1/4/2010

**DOWNTOWN Area Commercial For Sale:**

Location:	Detail:	SF/Other:	Price:	Realtor:	
242 Water Street	1st/2nd floor	2250	\$98,000	Dunham Realty	Commercial space on the 1st floor/3 bedroom apT on the 2nd floor
524 Water Street	1st/2nd floor	2000+	\$139,99	Sprague & Curtis RE	4 unit, oil heat, in downtown area
259-261 Water Street	1st/2nd/3rd floor	2430	\$200,000	Vallee Real Estate	apt on 3rd,office on 2nd,restaurant on 1st/basement.90% tax rebate on bldg.
1 Summer Street	1st/2nd/3rd floor	4767	\$249,900	Century 21, Venture LTD.	Property is one of the last good sites available on Bridge St.
300-304 Water Street	1st/2nd/3rd floor	11,360	\$375,000	Coldwell Banker-Rizzo Mattson	2 storefronts, an office suite, 5 apartments and a self-storage facility.
203 Water Street	1st/2nd/3rd	8046	\$475,000	Coldwell Banker-Rizzo Mattson	4 storefronts and 8 apartments - some with river views - parking included.
299 Water Street	Store front	9200	\$250,000	Vallee Real Estate	2 est tenants on street level,3RD tenant in basement,excellent visibility
235 Water Street	3 story Building	12 Units	\$359,900	Vallee Real Estate	12 units with solid tenants, great cash flow

**DOWNTOWN Area Commercial For Lease:**

263 Water Street	1st Floor	900-1100	\$9.82-10.67SF	Coldwell Banker-Rizzo Mattson	retail/restaurant space.Lease includes heat, water and security.
263 Water Street	2nd Floor	900	\$800/Month	Coldwell Banker-Rizzo Mattson	2nd floor is 3 room office. Lease includes heat, water and security.
37 Brunswick Ave suite 1	1st Floor	263	\$200/month	Vallee Property Management	1st Floor,hardwood floors,fire place, heat, elect and water included
37 Brunswick Ave suite 5	2nd Floor	283	\$200/month	Vallee Property Management	hardwood floors,fire place,heat,elect and hot water included
5 Mechanic street	1st/2nd floor	900	\$750/month	Vallee Property Management	Retail/office space on corner
228 Water Street	2nd floor	2 room off	\$345/month	Vallee Property Management	Half bath, heat and hot water included
Train Depot-Maine Ave	1st/2nd floor	4,000+	\$5,000/month	Vallee Real Estate	River Front Property

**Libby Hill Business Park (www.gardinermaine.com):**

Lot 12	New Lot	3.24 acres	\$	105,851	City of Gardiner, Maine	TIF zone, next to interstate, very accessible
Lot 15	New Lot	3.5 acres	\$	114,345	City of Gardiner, Maine	TIF zone, next to interstate, very accessible
Lot 16	New Lot	2.6 acres	\$	84,942	City of Gardiner, Maine	TIF zone, next to interstate, very accessible
Lot 17	New Lot	1.7 acres	\$	73,311	City of Gardiner, Maine	TIF zone, next to interstate, very accessible
Lot 18	New Lot	3.5 acres	\$	150,934	City of Gardiner, Maine	TIF zone, next to interstate, very accessible
Lot 19	New Lot	7.7 acres	\$	332,055	City of Gardiner, Maine	TIF zone, next to interstate, very accessible
Lot 20	New Lot	3 acres	\$	129,372	City of Gardiner, Maine	TIF zone, next to interstate, very accessible
Lot 21	New Lot	13.6 acres	\$	586,486	City of Gardiner, Maine	TIF zone, next to interstate, very accessible
Lot 22	New Lot	8 acres	\$	344,992	City of Gardiner, Maine	TIF zone, next to interstate, very accessible
Lot 23	New Lot	2.3 acres	\$	99,185	City of Gardiner, Maine	TIF zone, next to interstate, very accessible
Lot 24	New Lot	1.5 acres		64, 686	City of Gardiner, Maine	TIF zone, next to interstate, very accessible
Lot 25	New Lot	2.4 acres	\$	103,498	City of Gardiner, Maine	TIF zone, next to interstate, very accessible
Lot 26	New Lot	2.5 acres	\$	107,810	City of Gardiner, Maine	TIF zone, next to interstate, very accessible
Lot 27	New Lot	6.4 acres	\$	275,994	City of Gardiner, Maine	TIF zone, next to interstate, very accessible
Lot 28	New Lot	7.9 acres	\$	340,680	City of Gardiner, Maine	TIF zone, next to interstate, very accessible

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**Other areas For Sale:**

454 Brunswick avenue	5 bay Garage		\$244,500	Century 21, Alliance	5 bay garage features 2 automobile lifts
483 Water street	Ware house	44,000	\$269,900	Century 21, Venture LTD.	Warehouse Fire damage cleaned up. Still 44,000SF in great location.
650 River Road	warehouse	138,382	\$2,195,000	CBRE-Chris Paszyc	commercial building on 4.6± acres. 20' ceiling height. 4,760± sf

freezer space, 9,000± sf office space, 13 loading docks & 3 drive-in doors. On active rail system with rail siding. Fully sprinkled.

**Other areas For Lease:**

521 Water street	Ware house	10-20,000	\$3/sq ft	RE-Max Riverside	conveniently located just 2.5 miles from the I95/295 on Route 126.
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