

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

PERMIT ISSUED

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s, If Any,
atched

**BUILDING INSPECTION
PERMIT**

APR 20 2010

Permit Number: 100335

City of Portland

to certify that Rosemont Market Owner, LLC/R Connolly & Co., Inc.

mission to remove exterior siding to expose existing windows at front & side. Interior - remove false walls covering window

30 BRIGHTON AVE CBL 185 C001001

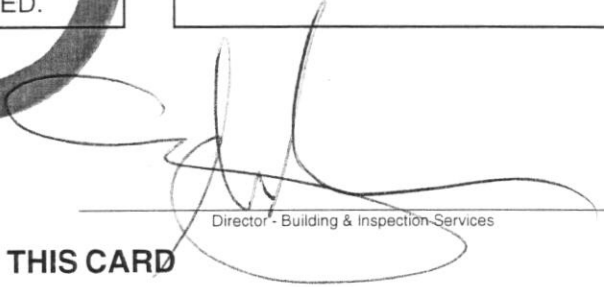
ided that the person or persons, firm or corporation accepting this permit shall comply with all
e provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating
onstruction, maintenance and use of buildings and structures, and of the application on file in
department.

y to Public Works for street line
grade if nature of work requires
information.

Notification of inspection must be
given and written permission procured
before this building or part thereof is
lathed or otherwise closed-in. 24
HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be
procured by owner before this build-
ing or part thereof is occupied.

OTHER REQUIRED APPROVALS
st. CAPT. R. Gauthier
Dept. _____
Board _____
Department Name _____


Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0335	Issue Date:	CBL: 185 C001001
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Location of Construction: 580 BRIGHTON AVE	Owner Name: Rosemont Market Owner, LLC	Owner Address: 580 Brighton Ave	Phone:
Business Name:	Contractor Name: R Connolly & Co., Inc.	Contractor Address: P.O. Box 8463 Portland	Phone: 2072338651
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-1

Past Use: Retail - Rosemont Pharmacy	Proposed Use: Retail - Rosemont Market - remove exterior siding to expose existing windows at front & side. Interior - remove false walls covering window openings, remove hung ceiling, remove fixtures	Permit Fee: \$70.00	Cost of Work: \$4,500.00	CEO District: 3
Proposed Project Description: remove exterior siding to expose existing windows at front & side. Interior - remove false walls covering window openings, remove hung ceiling, remove fixtures		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>		INSPECTION: Use Group: <i>M</i> Type: <i>SB</i> <i>TBC 2003</i>
		Signature: <i>(KB)</i>	Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 04/06/2010	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/conditions</i> Date: <i>4/11/10 ABN</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ABN</i> Date: _____
	PERMIT ISSUED APR 20 2010		

City of Portland

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

 X **Final inspection required at completion of work.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0335	Date Applied For: 04/06/2010	CBL: 185 C001001
-----------------------	---------------------------------	---------------------

Location of Construction: 580 BRIGHTON AVE	Owner Name: Rosemont Market Owner, LLC	Owner Address: 580 Brighton Ave	Phone:
Business Name:	Contractor Name: R Connolly & Co., Inc.	Contractor Address: P.O. Box 8463 Portland	Phone (207) 233-8651
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Retail - Rosemont Market - remove exterior siding to expose existing windows at front & side. Interior - remove false walls covering window openings, remove hung ceiling, remove fixtures	Proposed Project Description: remove exterior siding to expose existing windows at front & side. Interior - remove false walls covering window openings, remove hung ceiling, remove fixtures
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 04/08/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) A separate permit must be applied for to do any new work to fit up the space.			
2) The legal use of the property is retail. Any change of use shall require a separate permit application for review and approval.			
3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 04/14/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Separate permits are required for future fit ups.			
2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.			
Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 04/09/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Fire extinguishers required. Installation per NFPA 10			
2) All construction shall comply with NFPA 1 and 101.			

Comments:
4/7/2010-amachado: Lannie will call Bob Connolly to get right, title and interest.
4/8/2010-amachado: Received purchase & sales agreement.



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

_____ 4.6. 20 10 _____

Received from R. Connolly

Location of Work 580 Brighton

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 70

Building (IL) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 185-C-1

Check #: 3761 Total Collected \$ 70

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: S. J.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>580 Brighton AVE</u>		
Total Square Footage of Proposed Structure/Area <u>2,400</u>	Square Footage of Lot <u>104 AC</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>map 185</u> Block# <u>C</u> Lot# <u>1</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>John Naylor</u> Address <u>#48 Fleetwood</u> City, State & Zip <u>Portland, ME</u>	Telephone: <u>939-5053</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>John Naylor</u> Address <u>#48 Fleetwood</u> City, State & Zip <u>Portland, ME</u>	Cost Of Work: \$ <u>4,500-</u> C of O Fee: \$ _____ Total Fee: \$ <u>70</u>
Current legal use (i.e. single family) <u>vacant retail</u> Number of Residential Units <u>Single Use</u> If vacant, what was the previous use? <u>Rosemont Pharmacy</u> Proposed Specific use: <u>New Rosemont Market</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>remove exterior siding to expose existing windows at front & side. Interior - Remove false walls covering window openings. Remove hang ceiling and tiles. Remove fixtures.</u>		
Contractor's name: <u>R Connelly & Co, Inc</u> Address: <u>3 upper main rd</u> City, State & Zip <u>Portland, ME. 04069</u> Telephone: <u>233-8651</u> Who should we contact when the permit is ready: _____ Telephone: <u>233 8651</u> Mailing address: <u>3 upper main rd Portland, ME. 04069</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the City Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

RECEIVED
APR 16 2010
Dept. of Building Inspections
City of Portland, Maine

Signature: <u>R Connelly</u>	Date: <u>3-22-10</u>
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This is not a permit; you may not commence ANY work until the permit is issued

CONTRACT FOR THE SALE OF COMMERCIAL REAL ESTATE

RECEIVED from Rosemont Market Owners, (LLC TBA), whose mailing address is

"Purchaser"), this 5th day of February, 2010, the sum of One Thousand

Dollars (\$ 1,000.00) as earnest money deposit toward

purchase of real estate located at 580 Brighton Avenue in the city/town of Portland,

County of Cumberland, State of Maine, described as follows land and building formerly known as

Rosemont Pharmacy and

being more fully described at said County's Registry of Deeds in Book 9346, Page 94, upon the terms and conditions indicated below.

1. PERSONAL PROPERTY: The following items of personal property are included in this sale (if applicable) None

2. PURCHASE PRICE: The total Purchase Price is Two Hundred Thirty-Five Thousand Dollars (\$ 235,000.00), with payment to be made as follows:

Table with 2 columns: Description of payment, Amount. Includes Earnest money deposit received on this date (\$ 1,000.00), Other: After satisfactory inspections (\$ 4,000.00), and Balance due at closing, in cash or certified funds (\$ 230,000.00).

3. EARNEST MONEY/ACCEPTANCE: CBRE Boulos Company ("Escrow Agent") shall hold the earnest money in a non-interest bearing account and act as escrow agent until closing; this offer shall be valid until February 6, 2010 at 5:00 (AM PM). In the event of Seller's non-acceptance of this offer, the earnest money shall be returned promptly to Purchaser.

4. TITLE: That a deed, conveying the premises in fee simple with good and marketable title in accordance with Standards of Title adopted by the Maine Bar Association shall be delivered to Purchaser and this transaction shall be closed and Purchaser shall pay the Purchase Price as provided herein and execute all necessary papers for the completion of the purchase on or before April 2, 2010. If Seller is unable to convey title to the premises in accordance with the provisions of paragraph 5 below, then Seller shall have a reasonable time period, not to exceed 30 days from the time Seller receives written notice of the defect, unless otherwise agreed to by both parties, to remedy the title, after which time, if such defect is not corrected so that there is marketable title, Purchaser may within 30 days thereafter, at Purchaser's option, withdraw said earnest money and neither party shall have any further obligation hereunder, or Purchaser may, at Purchaser's option, close notwithstanding such uncurd defects as may then exist. Seller hereby agrees to make a good-faith effort to cure any title defect identified pursuant to paragraph 5 below during such period.

5. DEED: That the property shall be conveyed by a Maine Short Form Deeds Act Warranty deed, and shall be subject to all encumbrances (other than liens and mortgages), except covenants, conditions, easements and restrictions of record that materially and negatively impair the current use of the premises and usual public utilities servicing the premises and shall be subject to applicable land use and building laws and regulations.

6. LEASES/TENANT SECURITY DEPOSITS: Seller agrees at closing to transfer to Purchaser, by proper assignment thereof, all Seller's rights under the current leases to the property and any and all security deposits held by Seller pursuant to said leases.

7. POSSESSION/OCCUPANCY: Possession/occupancy of premises shall be given to Purchaser immediately at closing unless otherwise agreed by both parties in writing.

8. RISK OF LOSS: Until transfer of title, the risk of loss or damage to said premises by fire or otherwise is assumed by Seller unless otherwise agreed in writing. Said premises shall at closing be in substantially the same condition as at present, excepting reasonable use and wear. If the premises are materially damaged or destroyed prior to closing, Purchaser may either terminate this Agreement and be refunded the earnest money deposit, or close this transaction and accept the premises in their as-is condition together with an assignment of the Seller's right to any insurance proceeds relating thereto.

- 9. PRORATIONS: The following items shall be prorated as of the date of closing:
a. Real Estate Taxes based on the municipality's tax year. Seller is responsible for any unpaid taxes for prior years.
b. Fuel
c. Metered utilities, such as water and sewer, shall be paid by the Seller through the date of closing.
d. Purchaser and Seller shall each pay one-half of the transfer tax as required by the laws of the State of Maine.
e. Rents, estimated monthly common area maintenance charges, estimated monthly property tax payments, and all other additional rents received by Seller pursuant to leases of the property.
f.

Buyer's Initials [Signature] Seller's Initials [Signature]

10. INSPECTIONS: Purchaser is advised to seek information from professionals regarding any specific issue of concern. Purchaser acknowledges receipt of disclosure form attached hereto. Neither Seller nor the Real Estate Licensees identified below make any representations or warranties regarding the condition, permitted use or value of Seller's real or personal property. This Contract is subject to the following inspections, with the results being satisfactory to Purchaser:

TYPE OF INSPECTION	YES	NO	RESULTS REPORTED	TYPE OF INSPECTION	YES	NO	RESULTS REPORTED
a. General Building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>5</u> days	i. Lead Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>5</u> days
b. Sewage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>5</u> days	j. Pests	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within <u> </u> days
c. Water Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>5</u> days	k. ADA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within <u> </u> days
d. Radon Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>5</u> days	l. Wetlands	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within <u> </u> days
e. Radon Water Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within <u> </u> days	m. Environmental Scan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>5</u> days
f. Asbestos Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>5</u> days	n. Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>5</u> days
g. Code Conformance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>5</u> days	o. Insurance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>5</u> days
h. Flood Plain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within <u> </u> days	p. Other <u>Lawyer rev</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>3</u> days

The use of days is intended to mean from the Effective Date of the Contract. All inspections will be done by inspectors chosen and paid for by Purchaser. If the result of any inspection or other condition specified herein is unsatisfactory to Purchaser, Purchaser may declare the Contract null and void by notifying Seller in writing within the specified number of days set forth above, and said earnest money shall be returned to Purchaser. If Purchaser does not notify Seller that an inspection is unsatisfactory within the time period set forth above, this contingency is waived by Purchaser. In the absence of inspection(s) mentioned above, Purchaser is relying completely upon Purchaser's own opinion as to the condition of the premises.

11. REVIEW OF LEASES AND INCOME AND EXPENSE INFORMATION: Purchaser shall have N/A days from the effective date of the Contract to review leases of the property and income and expense information regarding the property, which leases and information Seller shall make available to Purchaser at a convenient time and location. If the result of the review is unsatisfactory to Purchaser, Purchaser may declare the Contract null and void by notifying the Seller in writing within the specified number of days set forth herein, and the earnest money shall be returned to Purchaser. If Purchaser does not notify Seller that the review is unsatisfactory within the time period set forth herein, this contingency is waived by Purchaser.

12. FINANCING: Purchaser's obligation to close hereunder is contingent upon Purchaser's obtaining within 30 days from the effective date of this contract a written commitment (the "Commitment") from a lender for a mortgage loan of not less than 90,000 % of the purchase price at an initial interest rate not to exceed prevailing % per annum and amortized over a period of not less than 20 years. Purchaser acknowledges that a breach of this good faith obligation to seek and accept financing on the above-described terms shall be a breach of this Contract.

In the event that Purchaser is unable to obtain the Commitment and Purchaser notifies Seller within 5 days from the effective date of this Contract, then Seller shall return the earnest money to Purchaser and this Contract shall terminate and neither party shall be under any further obligation hereunder. If Purchaser is unable to obtain the Commitment and does not notify Seller that Purchaser has failed to obtain the Commitment within the time limit set forth above, then Purchaser shall be in default of this Agreement.

13. AGENCY DISCLOSURE: Purchaser and Seller acknowledge that they have been informed that _____ ("Transaction Broker") is acting as a transaction broker in this transaction and does not have a client relationship with either Purchaser or Seller; Jean Russo ("Selling Agent") is acting as a Buyer's agent in this transaction and is representing Rosemont Market Owners and that Charles Day ("Listing Agent") is acting as a Seller's agent in this transaction and is representing Douglas R. Morsehead (Transaction Broker, Selling Agent and Listing Agent are referred to elsewhere herein as "Licensees").

14. DEFAULT: If Purchaser fails to perform any of the terms of this Contract or is otherwise in default of any of its obligations, Seller shall have the option of either retaining the earnest money as full and complete liquidated damages or employing all available legal and equitable remedies. Should Seller elect to retain the earnest money, this Contract shall terminate and neither party shall be under any further obligation hereunder. In the event of an undisputed default by either party, the Escrow Agent may return the earnest money to Purchaser or Seller with written notice to both parties pursuant to Maine Real Estate Commission regulations. If a dispute arises between Purchaser and Seller as to the existence of a default hereunder and said dispute is not resolved by the parties within thirty (30) days, Escrow Agent may elect to file an action in interpleader and deposit the earnest money in the court to resolve said dispute, or otherwise disburse the earnest money pursuant to Maine Real Estate Commission regulations. Purchaser and Seller, jointly and severally, shall indemnify Escrow Agent for all costs, losses, expenses, and damages, including reasonable attorneys' fees, incurred by Escrow Agent in connection with said action and/or in connection with any dispute relating to this Contract and/or the Deposit.

15. MEDIATION: Any dispute or claim arising out of or relating to this Contract or the premises addressed in this Contract shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the Maine Association of Dispute Resolution Professionals or its successor organization. This clause shall survive the closing of this transaction.

16. PRIOR STATEMENTS: This Contract sets forth the entire agreement between the parties, and there are no other representations, agreements or understandings with respect to the subject matter of this Contract. This Contract shall be construed according to the laws of the State of Maine.

17. HEIRS/ASSIGNS: This Contract shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the respective parties.
18. COUNTERPARTS: This Contract may be signed on any number of identical counterparts, including telefax copies, with the same binding effect as if all of the signatures were on one instrument.
19. EFFECTIVE DATE: This Contract is a binding contract when signed by both Seller and Purchaser and when that fact has been communicated to all parties or to their agents. Time is of the essence of this Contract. Seller or Transaction Broker is given permission by the parties to complete the Effective Date blank below with the date of the last signature of the parties, and that date shall be the Effective Date for all purposes under this Contract, and if that blank is not completed, then the Effective Date shall be the date of the last signature of the parties.
20. Seller and Purchaser acknowledge receipt of the Maine Real Estate Brokerage Relationships Form.
21. ADDENDA: This contract has addenda containing additional terms and conditions: Yes No
22. EXTENSION: Seller and Purchaser agree to extend the following date(s) set forth in this Contract to the new dates shown:
- Date for _____, changed from _____ to _____.
- Date for _____, changed from _____ to _____.
- Date for _____, changed from _____ to _____.
23. The parties agree that none of the above are collateral agreements. It is the intent of the parties that except as expressly set forth in this Contract, all covenants, representations, statements and obligations of both parties herein shall not survive closing.

JN

Dora

A COPY OF THIS CONTRACT IS TO BE RECEIVED BY ALL PARTIES AND, BY SIGNATURE, RECEIPT OF A COPY IS HEREBY ACKNOWLEDGED. IF NOT FULLY UNDERSTOOD, CONSULT AN ATTORNEY.

Seller acknowledges that the laws of the State of Maine provide that every buyer of real property located in Maine must withhold a withholding tax equal to 2½% of the consideration unless Seller furnishes to Purchaser a certificate by the Seller stating, under penalty of perjury, that Seller is a resident of Maine or the transfer is otherwise exempt from withholding.

Rosemont Market Owners ,
Legal Name of Purchaser
[Signature]
Signature

Social Security # or Tax I.D. #

Name/Title, there unto duly authorized

Seller accepts and agrees to the terms and conditions set forth in this Contract and agrees to pay the Licensees the commission for services according to the terms of the listing agreement or if there is no listing agreement, the sum of _____ . In the event the earnest money is forfeited by Purchaser, it shall be evenly distributed between (1) Licensees and (2) Seller; provided, however, that the Licensees' portion shall not exceed the full amount of the commission specified.

Signed this 6th day of February, 2010 .

[Signature]
Seller

Signature

007 36 4399
Social Security # or Tax I.D. #

Name/Title, there unto duly authorized

Escrow Agent

Signature

Name/Title

The Listing Agent is Charles Day of CBRE Boulos (Agency)

The Selling Agent is Jean Russo of Harborcity Realty (Agency)

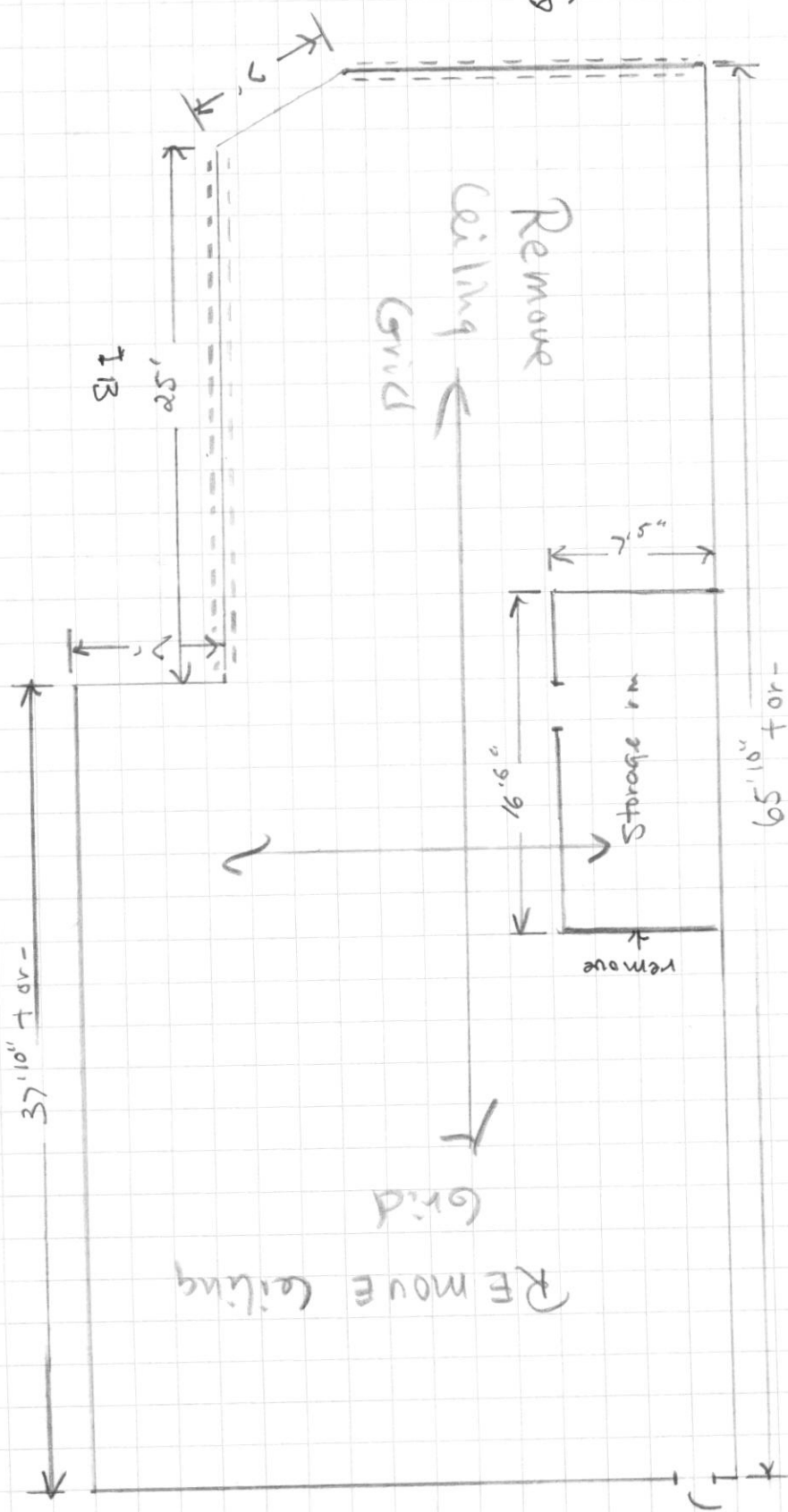
The Transaction Broker is N/A of N/A (Agency)

EFFECTIVE DATE OF CONTRACT: _____ , _____ .

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Brighton Ave

1A



Colonial

Existing 13' steel D

580 BRIGHTON AVENUE
PORTLAND, MAINE

FOR
SALE/LEASE

2,466± SF
RETAIL
BUILDING



For information, contact:



Charles Day

T 207.772.1333

F 207.871.1288

cday@boulos.com

CBRE/The Boulos Company
One Canal Plaza
Portland, ME 04101

www.boulos.com

CBRE/The Boulos Company is pleased to offer for sale or lease 580 Brighton Avenue in Portland. Formerly the place of business for the Rosemont Pharmacy, the space is now vacant and ready for occupancy. The subject property features 2,466+/- SF of finished space on the first floor and approximately 1,182+/- SF of lower level space that has been used as storage.

The lot size is a .104+/- acre and is strategically located on the corner of Brighton Avenue and Colonial Road. The location benefits from strong traffic counts and excellent visibility. On-site parking is available for 5 vehicles and ample street parking is available on Colonial Road. The property is located in a B-1 business zone which allows for multiple uses. Please contact the listing broker for further details on this great opportunity.

CBRE | The Boulos Company
CB RICHARD ELLIS

580 BRIGHTON AVENUE PORTLAND, MAINE

Property Information

Address: 580 Brighton Ave
Portland, Maine

Owner: Douglas R. Moreshead

Assessor's Reference: Map 185, Block C, Lot 1

Registry of Deeds: Book 9346, Page 94

Zoning: B1

Land Area: .104± acre

Total SF Building: 2,466± SF
(with 1,182± SF basement)

Building Age: 1931

Assessed Values: Land: \$101,900
Bldgs: \$180,900
Total: \$282,800

Real Estate Taxes: \$5,016.87 (2008/2009)

Current use: Vacant retail space

Utilities: All public

Parking: Limited on-site and street parking

Sale Price: \$325,000

Lease Rate: \$12.00/sf NNN

