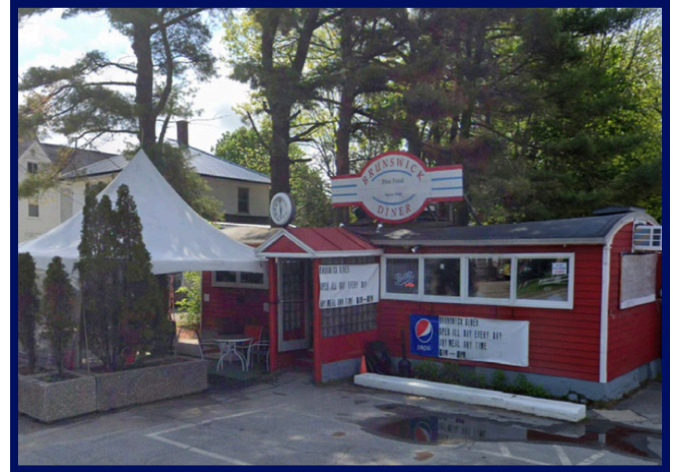




103 Pleasant Street • Brunswick, Maine

PRIME INVESTMENT / OWNER OCCUPANT PORTFOLIO



9,055 +/- SF PREMIER TWO BUILDING INVESTMENT / OWNER OCCUPANT PORTFOLIO

Cardente Real Estate is pleased to offer for sale this premier two building investment / owner occupant property located at 103 Pleasant Street (US Route One) in Brunswick, Maine. Situated on 0.87 +/- acres, the sale includes a 7,621+/- square foot two story multi-tenanted commercial building with retail and restaurant users on the first floor and a 2nd floor ideal for office and general business. The offering also includes the 1,434+/- square foot freestanding famed Brunswick Diner. Other amenities include ample onsite parking, areas for outdoor seating, highly visible signage, multiple egress points off Pleasant Street and Lombard Street. 103 Pleasant Street is home to Primo Glass, O'Donoghues, Jay's Barber Shop, and the Brunswick Diner. Within minutes of I-295, the Maine Turnpike, and on US Route One, this investment / owner occupant offering, is an ideal property for all types of general business, retail, and office users looking for mainstream exposure.



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Matthew Cardente
Designated Broker / Partner





Property Details (Structure #1)

Property Address: 103 Pleasant Street, Brunswick, Maine
 Property Type: Commercial Building
 Location: Minutes from I-295 and The Maine Turnpike.
 Total Buildings: One (1)
 Total Stories: Two (2)
 Year Built: 1946 With ongoing renovations
 Ceilings: 2x4 acoustic ceiling tiles
 HVAC: Central / Window Units
 Flooring: Carpet, tile, wood
 Parking: Ample, on-site parking.
 Zoning: GM5
 Signage: Signage opportunities available
 Utilities: Each suite is individually metered for electricity.

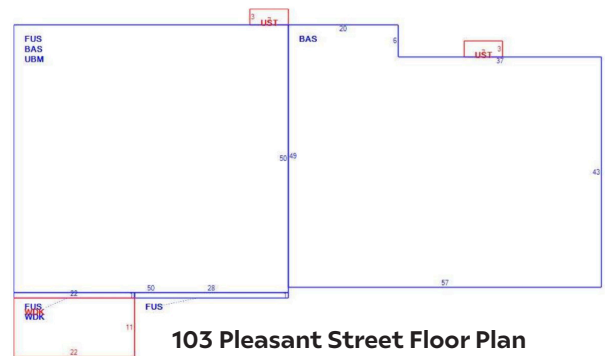
First Floor: Three retail units currently occupied.
 Total SF First Floor: 5,071 +/- SF

Second Floor: Three newly renovated office/general business spaces.
 Total SF Second Floor: 2,550 +/- SF

Suite 1:
 Square Feet: 600 +/- SF
 Interior Description: Open room plumbed and ideal for salon or office. Private bathroom and shower. Window views overlooking Pleasant Street.

Suite 2:
 Square Feet: 600 +/- SF
 Interior Description: Open unit with off street views, private bathroom, and open layout.

Suite 3:
 Square Feet: 1,300 +/- SF
 Interior Description: Open corner unit with windows on three sides, private bathroom & open work areas ideal for social distancing.



103 Pleasant Street Floor Plan



Property Details (Structure #1)

Property Address: 103 Pleasant Street, Brunswick, Maine
 Property Type: Commercial Building/ Restaurant
 Total Buildings: One (1)
 Total Stories: Two (2)
 Year Built: 1946 With ongoing renovations
 Ceilings: 2x4 acoustic ceiling tiles
 HVAC: Central / Window Units
 Flooring: Vinyl / Hardwood
 Parking: Ample, on-site parking.
 Zoning: GM5
 Signage: Signage opportunities available on building and pylon.

Total Buildings SF: 7,621 +/- SF
 Gross Land Area: 0.87 +/- Acres

First Floor: Home to Primo Glass, O'Donoghues, and Jay's Barber Shop.

Second Floor: 2,500 +/- SF

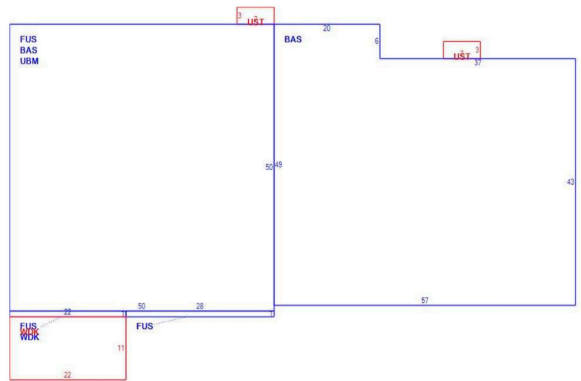
Suite 1:
 Square Feet: 600 +/- SF
 Interior Description: Open room plumbed and ideal for salon or office. Private bathroom and shower. Window views overlooking Pleasant Street.

Suite 2:
 Square Feet: 600 +/- SF
 Interior Description: Open unit with off street views, private bathroom, and open layout.

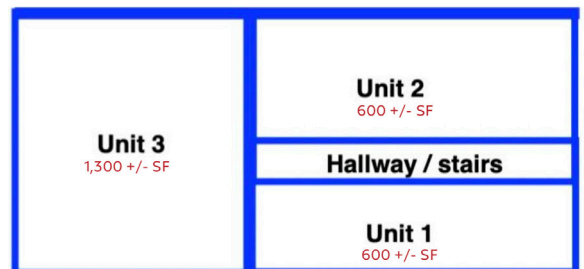
Suite 3:
 Square Feet: 1,300 +/- SF
 Interior Description: Open corner unit with windows on three sides, private bathroom & open work areas ideal for social distancing.



103 Pleasant Street Floor Plan (1st Floor)



103 Pleasant Street Floor Plan (2nd Floor)





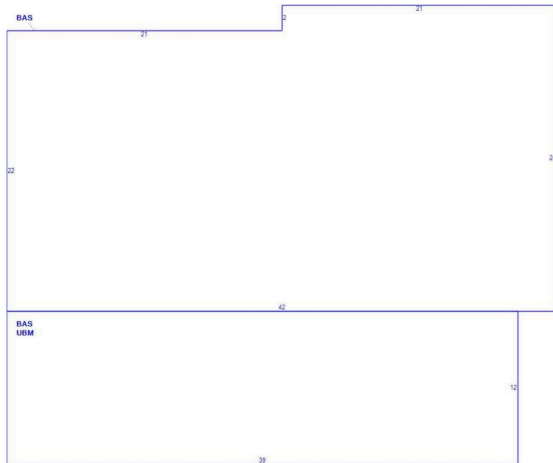
Property Details (Structure #2)

Property Address: 103 Pleasant Street, Brunswick, Maine
 Property Type: Commercial Building/ Restaurant
 Total Buildings: One (1)
 Total Stories: Two (2)
 Year Built: 1946 With ongoing renovations
 Ceilings: 2x4 acoustic ceiling tiles
 HVAC: Central / Window Units
 Flooring: Vinyl
 Parking: Ample, on-site parking.
 Zoning: GM5
 Signage: Signage opportunities available on building and pylon.

Total Buildings SF: 1,434 +/- SF
 Gross Land Area: 0.87 +/- Acres

First Floor: Restaurant seating with unique diner bar with approximately 30+ seats with hallway to two rest rooms. Expo and kitchen space behind bar and serving stations.

Basement: 468 +/- SF of storage space with a rear entrance to parking.



Brunswick Diner Floor Plan





Offering Details

| | |
|---------------------------|--------------------------|
| Estimated NNNs: | (See Broker for details) |
| Availability: | Immediate |
| Deed Information: | Book 34257 Page 0112 |
| Assessor Reference: | Map U23 Lot 008 |
| Assessed Value: | Building: \$629,700 |
| | Land: \$137,500 |
| | <u>Total: \$767,200</u> |
| Real Estate Taxes (2020): | |
| Sale Price: | \$1,250,000 |

103 Pleasant Street • Brunswick, Maine





103 Pleasant Street • Brunswick, Maine

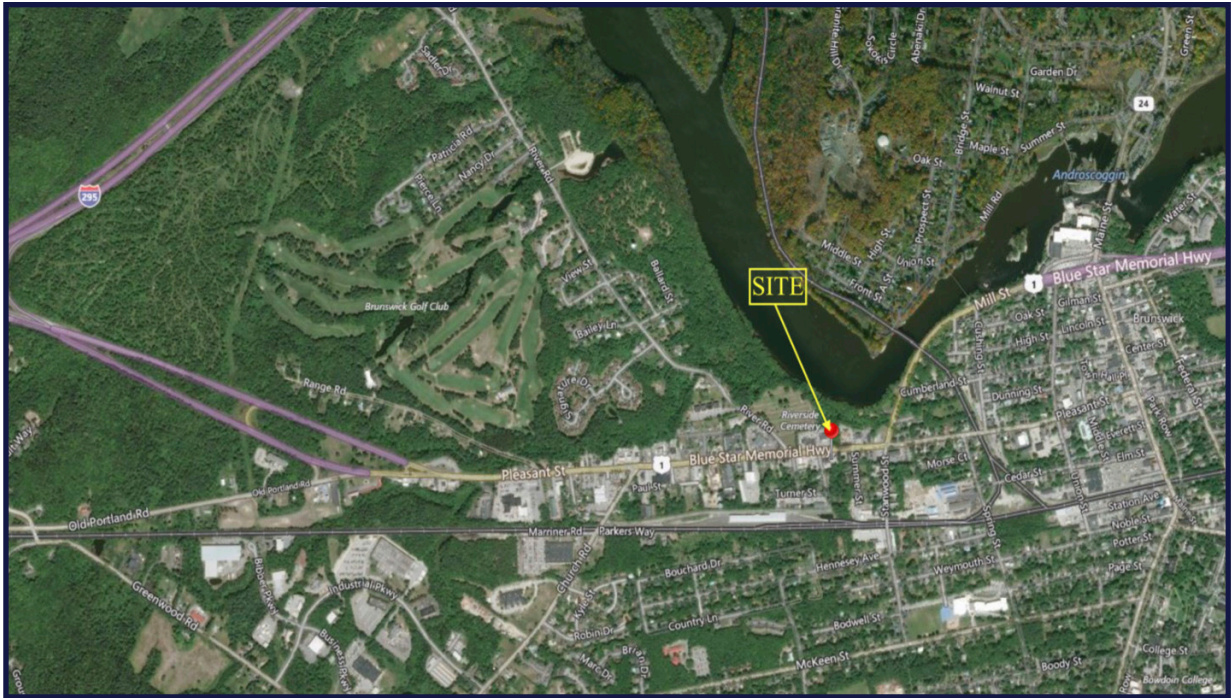
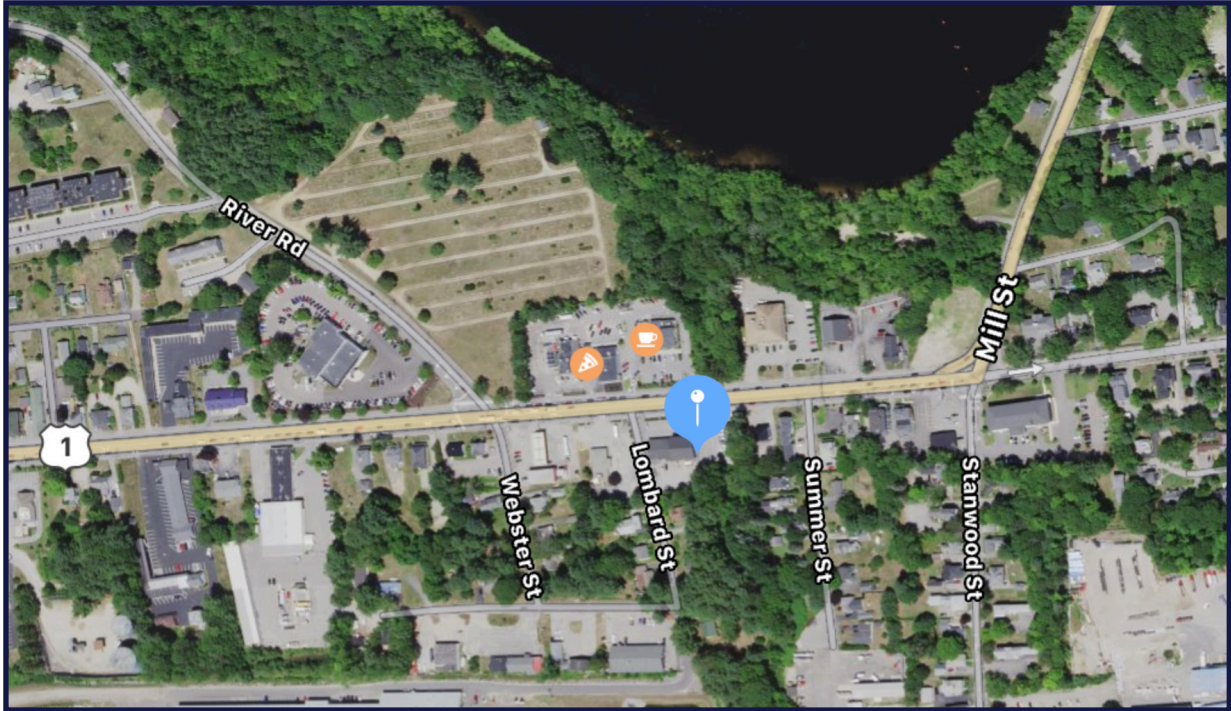
Photography





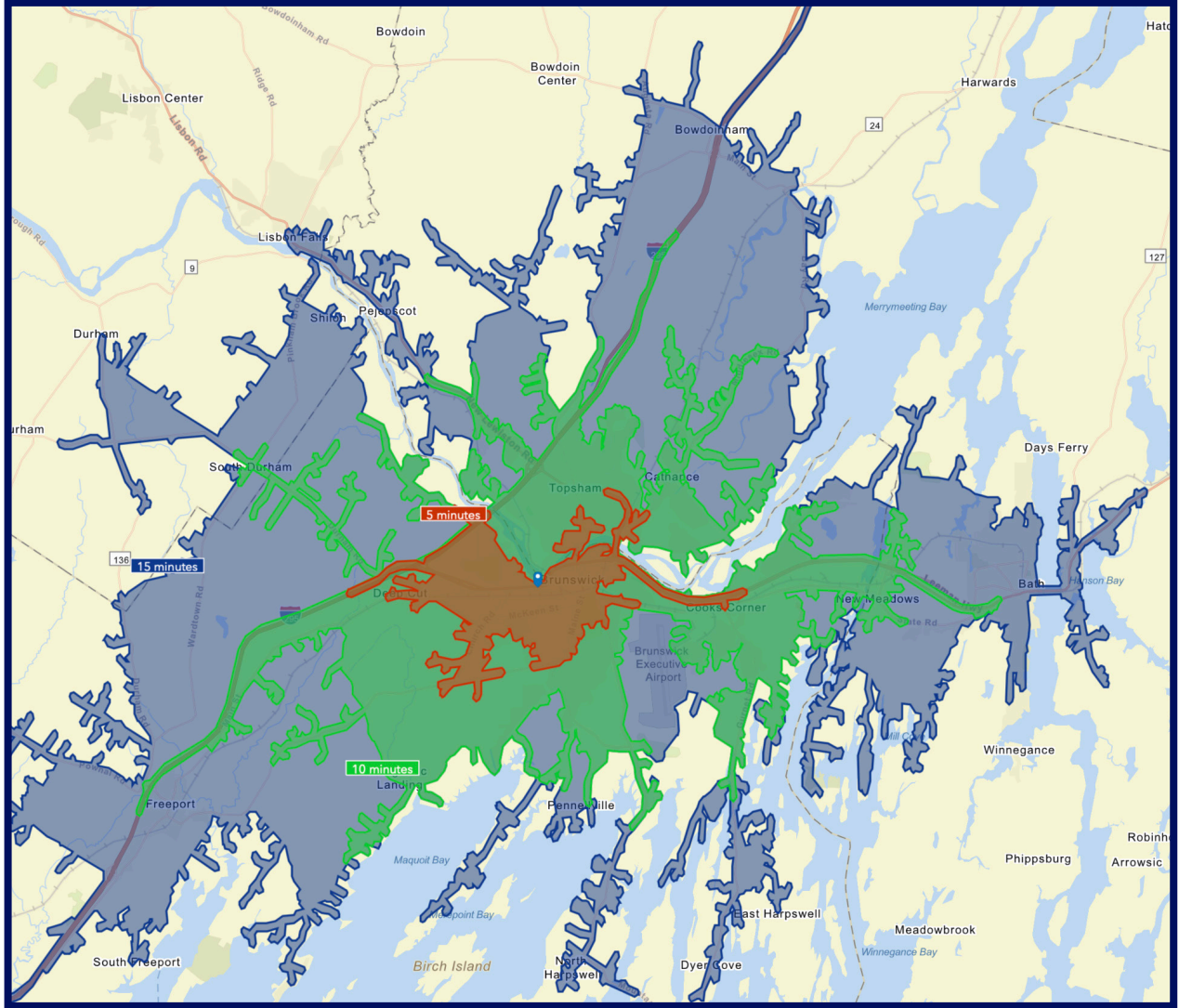
Aerials of 103 Pleasant Street

103 Pleasant Street • Brunswick, Maine





Drive Time Map Based 5, 10, & 15 Minutes From Site



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