

FOR LEASE | RETAIL

31 PERKINS COVE ROAD - OGUNQUIT, MAINE

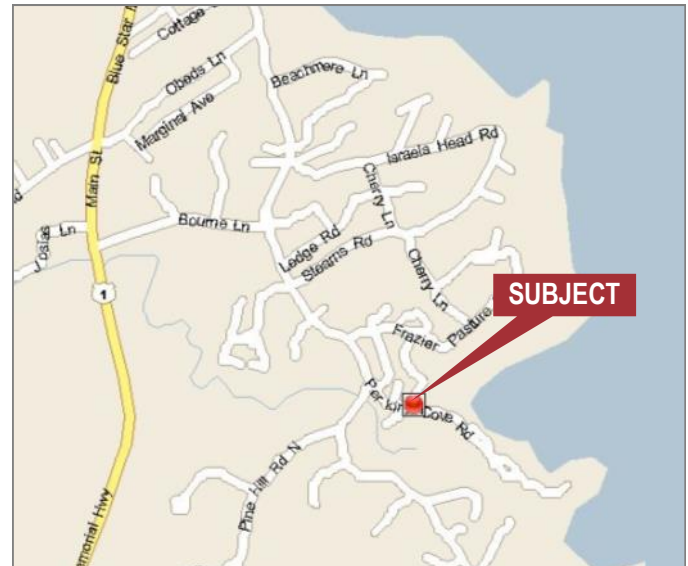


PERKINS COVE - OGUNQUIT 1,441± SF - FIRST FLOOR RETAIL

The 31 Perkins Cove retail building is located at the entrance to Perkins Cove in Ogunquit. The retail space on the first floor features large windows for display and signage. There are also two ground level windowed display cases.

The property has one parking space (for a small vehicle) in a driveway on the right of the building and 2+/- spaces directly in front of the building. The driveway space may be reserved for a second floor tenant.

LEASE RATE: \$18.00 SF MG



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PROPERTY & LEASING INFORMATION

31 PERKINS COVE ROAD - OGUNQUIT, MAINE



PROPERTY INFORMATION

PROPERTY:	31 Perkins Cove Road, Ogunquit, Maine
SPACE SIZE & LAYOUT:	<u>First Floor Retail:</u> 1,441± SF <ul style="list-style-type: none">• Primarily open configuration• (1) restroom
LANDLORD:	Alice M. O'Leary and Charles F. O'Leary as Trustees for the MA-Qtip Trust for the Paul V. O'Leary Estate
SITE SIZE:	3,049± SF
ZONE:	OFRD
USE:	Retail and residential
BUILT:	Circa late 1920
STORIES:	One with partial 2nd story
CONSTRUCTION:	Wood frame
EXTERIOR:	Wood shingles
WINDOWS:	Large retail windows - both double and single pane
CEILINGS:	10±'
FLOORING:	Fir in main retail area
LIGHTING:	Spot
HVAC:	Gas-fired Rinnai for heat and (1) wall unit for air conditioning
ELECTRICITY:	Believed to be 100 amps with fuses
STORAGE:	Attic storage at no cost
UTILITIES:	Public water and sewer
PARKING:	(1) parking space on the right side of the building for a small car only. This space may be reserved for the apartment use. Approximately (2) spaces in front of the retail store.
SIGNAGE:	Tenant responsible for signage to conform to town code.

LEASING INFORMATION

LEASE TERM:	3 years
LEASE RATE:	\$18.00 PSF Modified Gross (MG) <i>Lease rate is subject to increases over the base year for taxes and insurance.</i>
AVAILABLE:	Fall 2018

PHOTO GALLERY

31 PERKINS COVE ROAD - OGUNQUIT, MAINE



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CONNECTED, LOCAL, SAVVY.



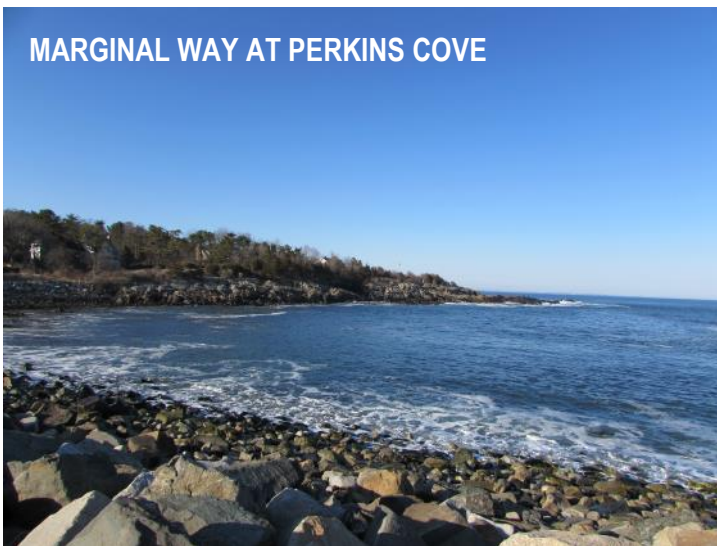
Stairway to Apartment seen on right.



Properties across the road from the subject.
Perkins Cove can be seen between/beyond.



MARGINAL WAY AT PERKINS COVE



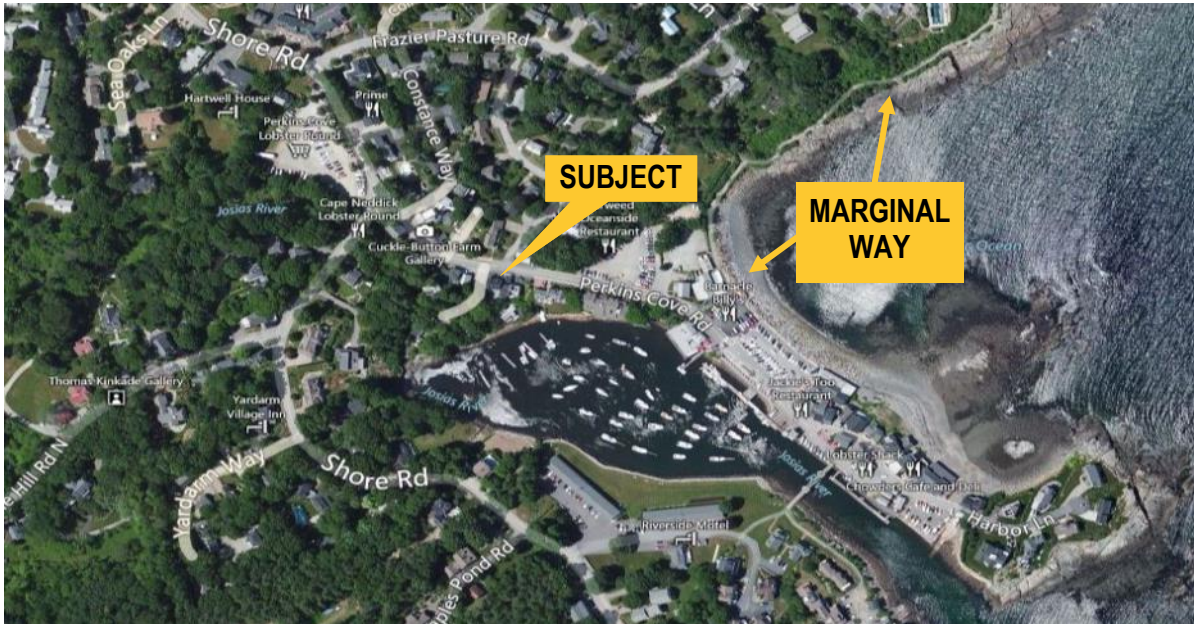
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The property is located at the corner of Perkins Cove Road and Littlefield which is a short walk to Perkins Cove itself as well as the famous Marginal Way. Marginal Way enjoys tremendous foot traffic between Perkins Cove and the downtown areas.

The immediate area has several restaurants, motels and inns. It is a few steps from Barnacle Billy's three Perkins Cove restaurants. Parking options include the municipal lot (hourly) near the Marginal Way's starting point and two all day lots (one of which is only steps away from the property).



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