

KEY ATTRIBUTES

- Landmark historic property, circa 1872, upgraded and meticulously maintained by current owners. Former train depot for the Boston and Maine Railroad—currently used as offices. 4,125± square foot 1½ story wood frame building. Very flexible zoning allows many uses, including office, retail, business services, museum, industrial, artisan studios, restaurant, live/work, medical, veterinary clinic, school, manufacturing, research and development, testing facilities, tradesman's shops, inn, personal service, single family or two family residential.
- .72± acre lot with 506± feet of frontage on Depot Street. Sun-drenched space. Abundant parking at the door with expansion possible (contact broker). Depot Street is primarily accessed via Summer Street—the artery from Kennebunk Village to Kennebunkport—as well as access to Kennebunk Village via Factory Pasture Road and Water Street.

SPECIFICATIONS

- **Exterior:** Wood frame construction with clapboard siding, oversized windows on the first floor and skylight windows on the second floor. Hip roof with asphalt shingles (replaced 2004), masonry chimney
- **Foundation:** Granite
- **Basement:** Full, unfinished with a full chlorination and sump pump drainage system to alleviate seasonal water infiltration
- **Interior:** Sheetrock and bead board walls and ceilings, hardwood fir flooring throughout the first floor, one bath with shower on first floor, carpet and tile on the second floor, one half bath on second floor
- **Layout:** First floor contains eight offices, reception, conference, kitchenette. Second floor contains up to five offices, yoga room, half bath, closets and under-eve storage
- **HVAC:** Propane-fired, forced hot air heat and central air conditioning throughout
- **Electricity:** 200 amp
- **Hot water:** 40 gallon hot water tank
- **Public water:** Kennebunk, Kennebunkport & Wells Water District
- **Private septic** 1,000 gallon - pumped 2018
- **Technology:** High speed internet throughout

Zoning

12 Depot Street Contract Zone allows a wide variety of uses (contact broker for more information)

Town of Kennebunk Assessor

Map 45 Lot 62, 2018

Assessed Value

Land	\$ 127,900
Building	\$ 244,500

TOTAL \$ 372,400

York County Registry

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Building Estimated Expenses

Real Estate Taxes	\$ 5,125
Building Insurance	\$ 1,900
Plowing	\$ 450
Grounds	\$ 575

BLDG TOTAL \$ 8,050

Utilities

Propane	\$ 2,803
Electricity	\$ 2,391
Water	\$ 172

TOTAL \$ 5,366

NEW PRICE \$ 750,000

FOR SALE

12 Depot Street Kennebunk, ME



The Kennebunk Depot, beautifully restored and maintained, is a once in a generation offering of a unique piece of local history with the added bonus of outstanding access to both Kennebunk and Kennebunkport.

The Depot, circa 1900

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The statements and figures presented herein, while not guaranteed, are secured from authoritative sources. The broker discloses that she is acting solely as an agent for the seller in the marketing, negotiation and selling of the property.



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12
DEPOT
STREET
KENNEBUNK



floor 1

An unprecedented opportunity to own a true piece of history! The historic Kennebunk Depot, built in 1872, has been home to Dietz Associates Inc., a marketing and design firm, since 2004 when the company lovingly restored the building, including replacing carpet-covered plywood floors on the first floor with hand-laid fir floors designed to match the original design.

A new roof and a full restoration painting in original Victorian-era colors was also included.

Full of charm, sun, and fascinating indoor spaces, the Depot retains the character of the original stick-built design constructed by the B&M Railroad.

This building has welcomed visitors from around the world and down the street, including President George H.W. Bush who, as a boy with his family, greeted his father, Senator Prescott Bush, up for the weekend from Connecticut.

This remarkably distinctive building is perfect for commercial space or a special Kennebunk retreat for those looking for unmatched character or a one-of-a-kind living space.



