

FOR
SALE

KEY ATTRIBUTES

- Very high-end mixed-use commercial property featuring professional design features and top-shelf finishes
- 4,548± square foot barn with sophisticated vaulted ceilings, oversized windows, polished concrete floors, rugged wood beams, warm wood floors; ready for restaurant use or business opportunity
- High-end retailers, popular café and bakery, quality business services tenants with leases in place
- Second floor commercial space overlooking the Garden Courtyard is available for occupancy
- Lovely one-bedroom apartment and immaculate two car garage
- Garden Courtyard has beautiful granite seating, stone walkways, exquisite landscaping and gas fire-pit
- Elevator access to the second floor is directly from the large parking lot at the rear building entrance
- In the heart of the Kennebunkport/Ogunquit corridor in popular and growing coastal southern Maine
- Very visible on US Route 1 on the way to and from Kennebunkport from exit 19 of the Maine Turnpike



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Managing Member

COMMERCIAL BROKER
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Individual Member



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POST HOUSE COMMONS

2178 POST ROAD WELLS ME



BARN FOR RESTAURANT USE OR OTHER USE



BARN EXTERIOR AND GARDEN COURTYARD

P.O. Box 7432 Portland ME 04112-7432 • 207.653.6702 • www.roxanecole.com



ROXANE COLE
COMMERCIAL REAL ESTATE LLC

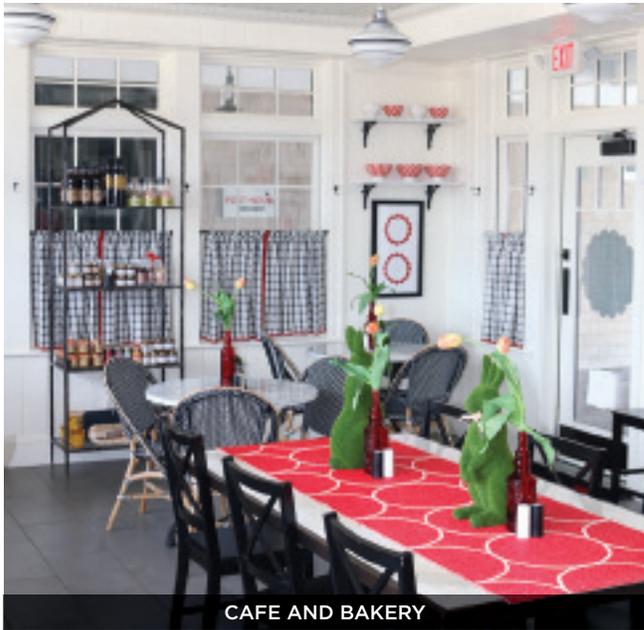
The statements and figures presented herein, while not guaranteed, are secured from authoritative sources. The broker discloses that she is acting solely as an agent for the seller in the marketing, negotiation and selling of the property.



FARMHOUSE AND GARDEN COURTYARD



GARDEN COURTYARD, CAFE ENTRANCE AND RETAIL SPACE



CAFE AND BAKERY

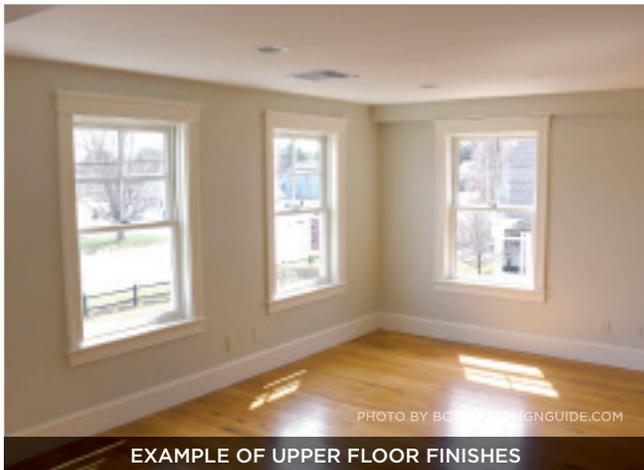


PHOTO BY BOB BROWN DESIGNGUIDE.COM

EXAMPLE OF UPPER FLOOR FINISHES

Post House Commons is a recently constructed mixed-use center in the classic farmhouse design. It is the vision of Anthony Catalfano — renowned interior designer who works with clients in all corners of the globe.

The building is wood-framed construction on slab with classic shingles and clapboard exterior. It consists of three sections: two-story Barn with vaulted ceilings and exquisite finishes; cozy Café and Bakery on the first floor below sunny second floor commercial space; three-story Farmhouse with attractive first floor retail, warm second floor office and service space, private third floor apartment, and a pristine two-car garage. The building is centered around an inviting stone courtyard with granite benches, beautiful landscaping and a gas firepit. A covered, stone walkway leads from the parking lot to the beautiful courtyard and the barn entrance. An elevator provides accessibility to the second floor via the parking lot entrance to the building.

PROPERTY OVERVIEW

OWNER:
BASSROCKS, LLC

ASSESSOR:
MAP 0147, LOT 005

DEED: BOOK 16534
PAGE 780

ZONING: GENERAL
BUSINESS ZONE
(CONTACT BROKER)

SQUARE FOOTAGE:
13,477± SF
(EFFECTIVE AREA TOWN
OF WELLS)

LOT SIZE:
1.1 ACRE

INCOME EXPENSE
(CONTACT BROKER)

PRICE \$3,800,000
(\$281.96 PER SQUARE FOOT)



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