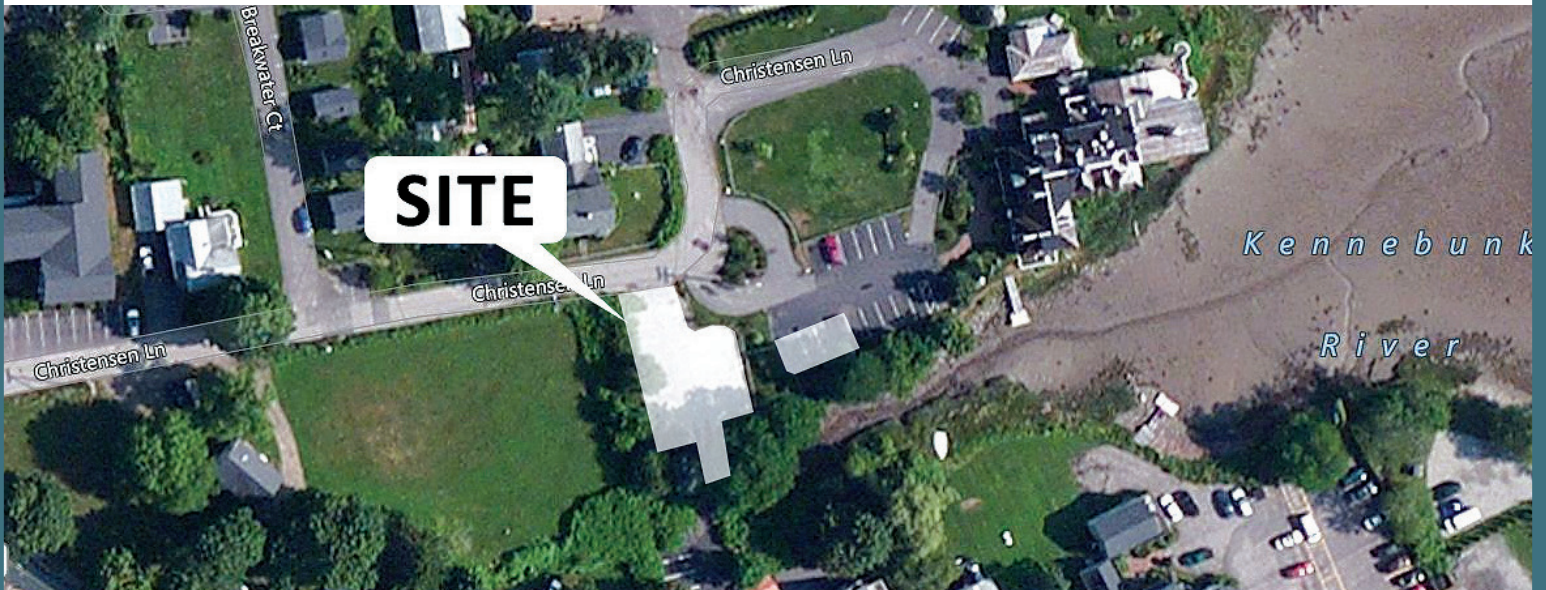


OFFERED FOR SALE

17 Parking Spaces Kennebunk Lower Village

15 Christensen Lane, Kennebunk



Investment Highlights

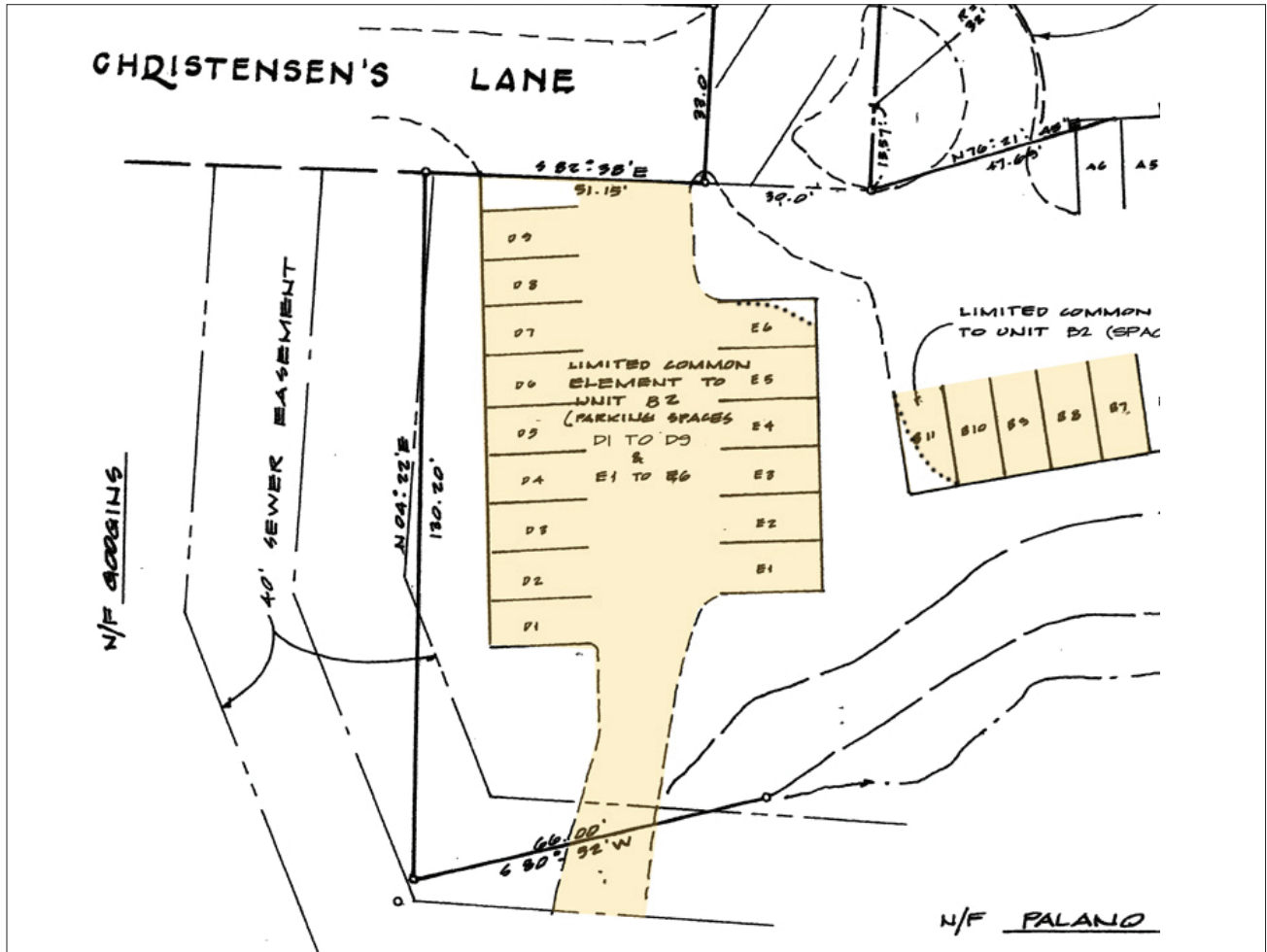
- 17 paved car parking spaces in the heart of Kennebunk Lower Village
- Ideal for pairing with an existing nearby property or business
- Access via Christensen Lane
- Exclusive and unrestricted use as part of The Boatyard Condominium association

NEW PRICE: \$219,000

Offering Overview

SUMMARY

LUX Realty is pleased to exclusively offer for sale 17 car parking spaces located in the heart of Kennebunk Lower Village. The spaces are part of a condominium and enjoy exclusive, unrestricted parking use by the unit owner. Ideally, the Purchaser will pair this lot with an existing nearby property or business as permitted by zoning ordinance. As the property has been privately owned and largely unused in recent years, no historical operating financials exist.



LEGAL DESCRIPTION

Unit B2 represents a 0.9% interest in the The Boatyard Condominium and consists of exclusive, unrestricted use of parking spaces D1, D2, D3, D4, D5, D6, D7, D8, D9, E1, E2, E3, E4, E5, E6 and B7, B8, B9, B10, B11 totaling twenty (20) legally defined parking spaces. However, and very importantly, three spaces are subject to condo association requirements prohibiting their use from Offsite Parking. Accordingly, the seller is only representing use of the seventeen (17) existing, usable, paved parking spaces. Additionally Unit B2 also includes a 3 sq.ft. utility closet within the main building of The Boatyard Condominiums. This closet includes electrical service which could be trenched out to the parking spaces for exterior lighting.

Property Data

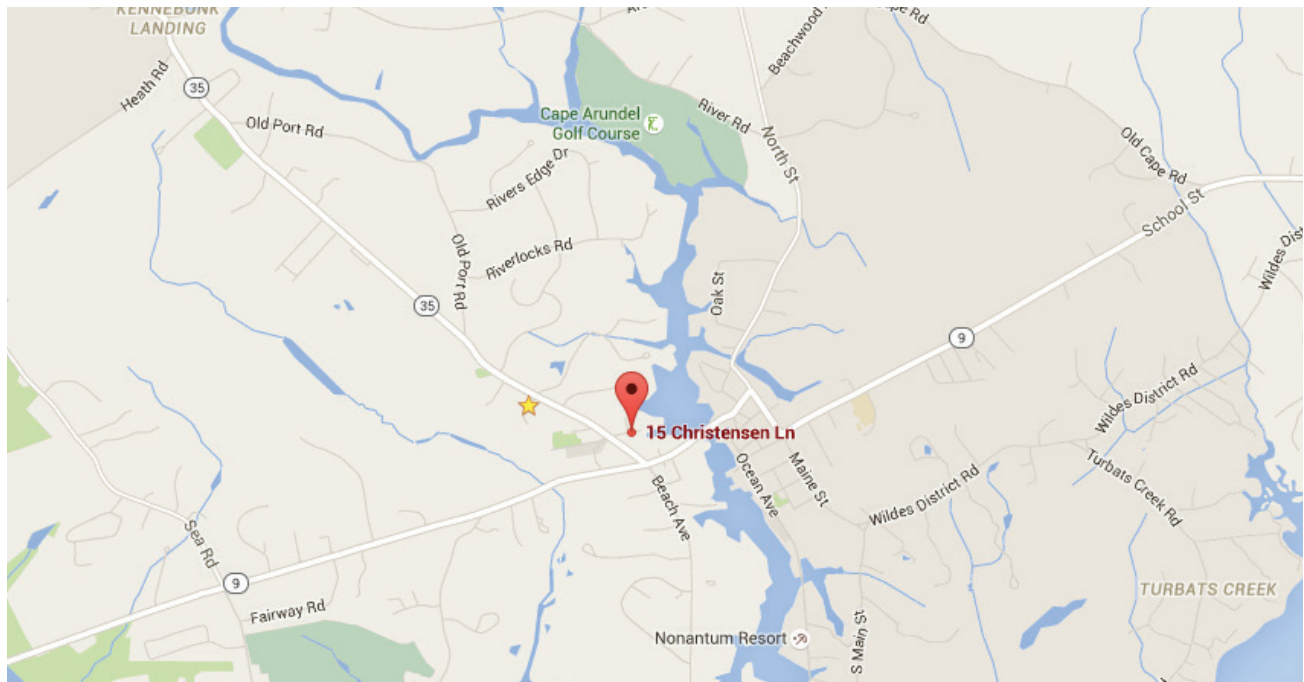
Property to be Conveyed	Unit B2 (0.9%) of The Boatyard Condominium located at 15 Christensen Lane. Includes exclusive and unrestricted use of 18 car parking spaces as well as driveway access thereto. Also includes 3 sq.ft. closet in main building.
Condition	Paved and striped; Dumpster to be relocated off this unit upon sale.
Access	Christensen Lane
Signage	Negotiable
Maintenance and Capital Replacements	Responsibility of Unit B2 owner
Zoning	Lower Village Business "LVB"
Water/Sewer	None
Building Rights	None
Real Estate Tax	\$3,038/year (2017/18)
Condominium Documents	See Broker
Condominium Fee	See Broker

Location & Market Area

The Kennebunks, which include Kennebunk, Kennebunkport and Arundel, Maine are located along Maine's idyllic southern coast. Located just 90 miles north of Boston, the Kennebunks are an attractive, year round oceanside village enclave offering historic inns, restaurants, shops as well as beaches, destinations and natural beauty.

Located in the Kennebunk Lower Village, the 15 Christensen Lane parking spaces are situated within the village setting among inns, retail shops and restaurants with quick access to Western Avenue, Port Road, corridors of significant retail and tourism vehicular and foot traffic.

Please visit www.visitthekennebunks.com for more information.



Locus map of the parking spaces at 15 Christensen Lane, Kennebunk.

Please contact:

DAREN HEBOLD, CCIM

President

dhebold@luxrealty.com

207.329.5092



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