

FOR LEASE | RETAIL

Perkins Cove • Ogunquit

31 PERKINS COVE ROAD, OGUNQUIT, MAINE



The former Carrots 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 drive way 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.

<b>Access:</b>	U.S. Route 1 to Shore Road to Perkins Cove
<b>Retail SF:</b>	1,441± SF
<b>Configuration:</b>	Open with one rear room area, one restroom. Attic storage available.
<b>Available:</b>	Now
<b>Site Size:</b>	3,049± SF
<b>Zone:</b>	OFRD



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## Contact Us

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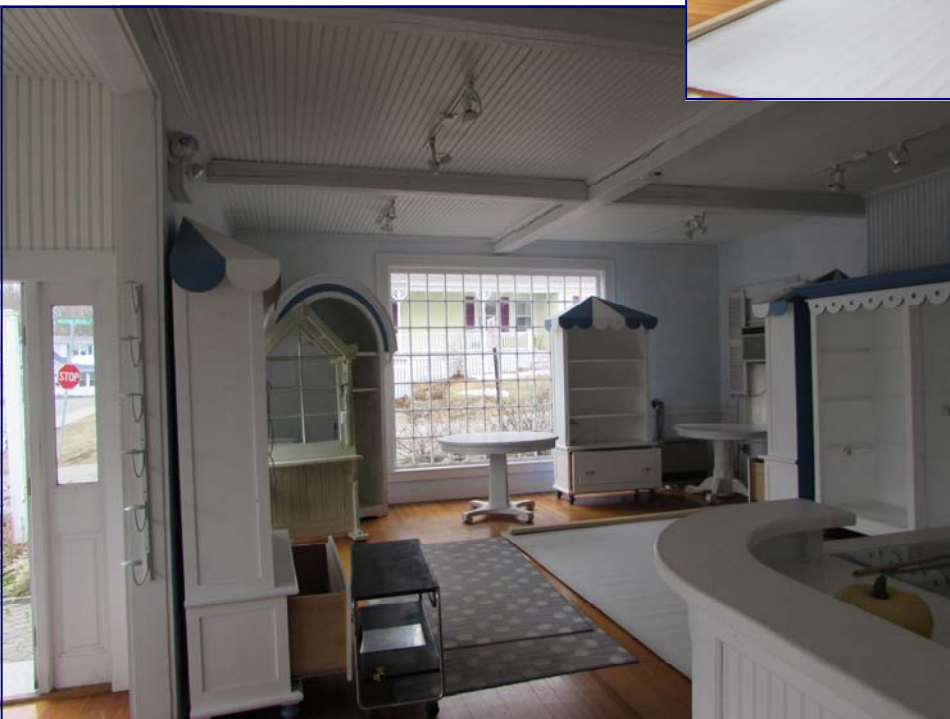
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# Interior Photos

31 PERKINS COVE ROAD, OGUNQUIT, MAINE



# Property Summary

31 PERKINS COVE ROAD, OGUNQUIT, MAINE

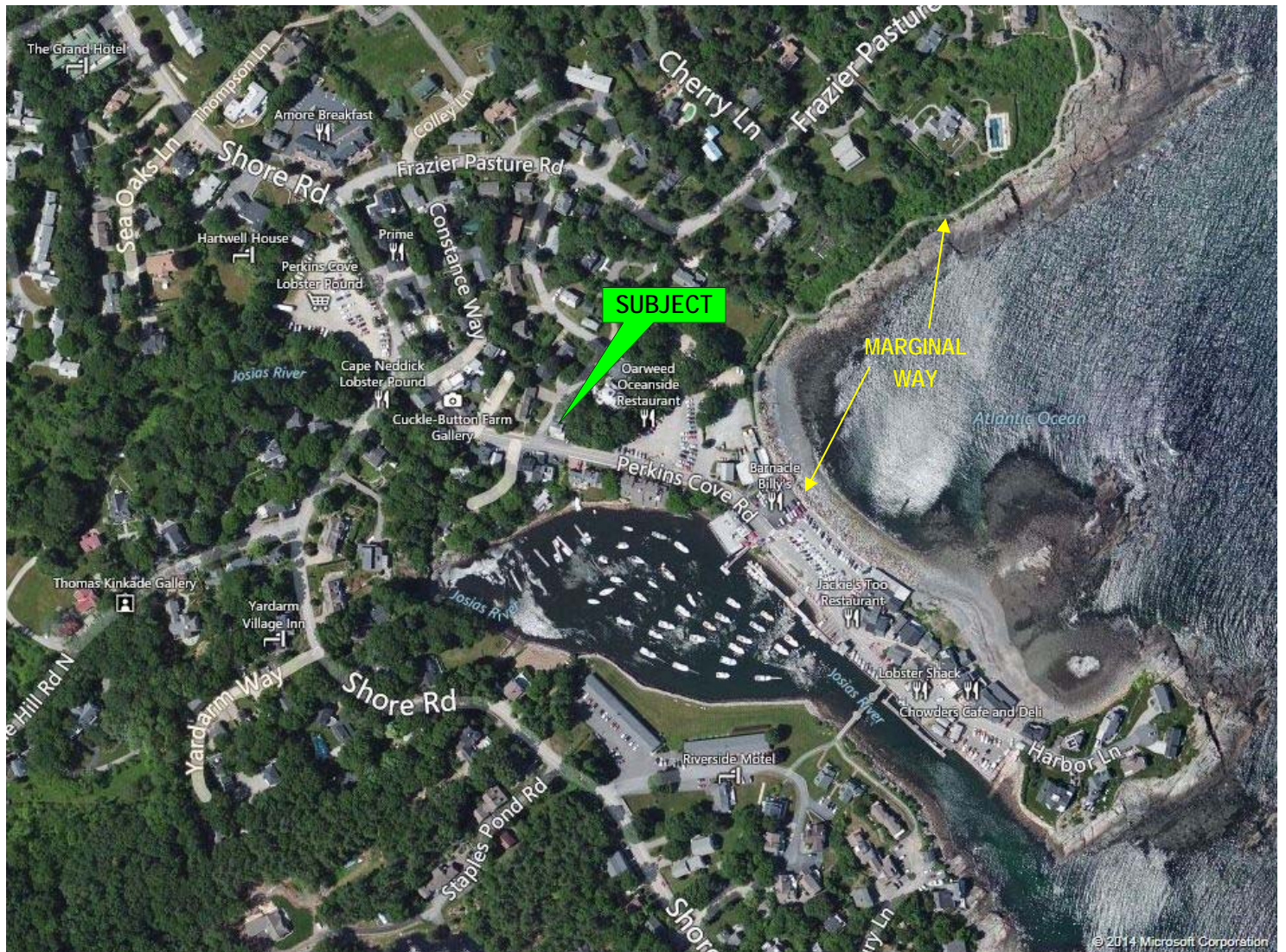


PROPERTY:	Former Carrots Retail Store
SPACE SIZE & LAYOUT:	<p><u>First Floor Retail:</u> 1,441± SF</p> <ul style="list-style-type: none"><li>• Primarily open configuration</li><li>• (1) restroom</li></ul> <p>* Second Floor Residential: 555± SF <i>* Second floor apartment, which is not part of this marketing material, but which the owners may consider leasing to Tenant taking the first floor.</i></p>
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
CONSTRUCTION:	Wood frame
STORIES:	1 with partial 2nd story
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
SPRINKLER:	None
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.
LEASE TERM:	3 years
LEASE RATE:	<p>\$22.00 PSF Modified Gross (MG)</p> <ul style="list-style-type: none"><li>• Lease rate is subject to increases over the base year for taxes and insurance.</li><li>• Tenant is responsible for gas, electric, water and sewer.</li></ul>



# Aerial

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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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## Additional Photos

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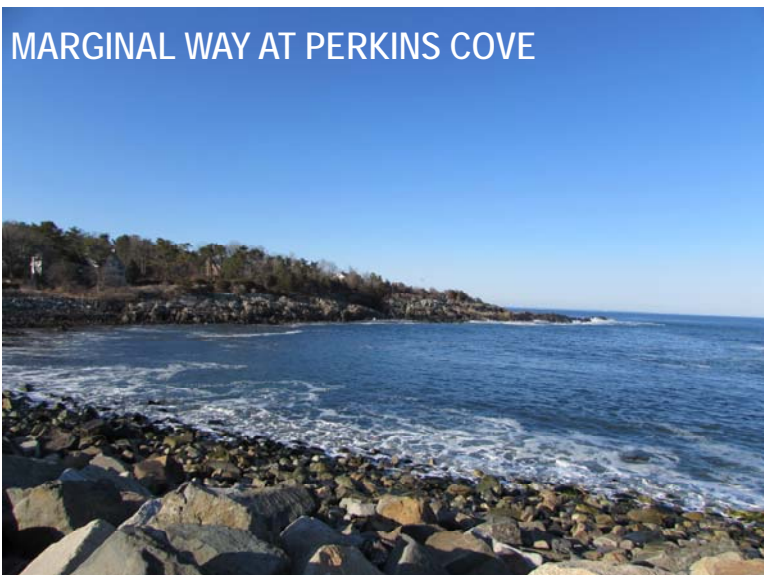


STAIRWAY TO APARTMENT SEEN  
ON RIGHT



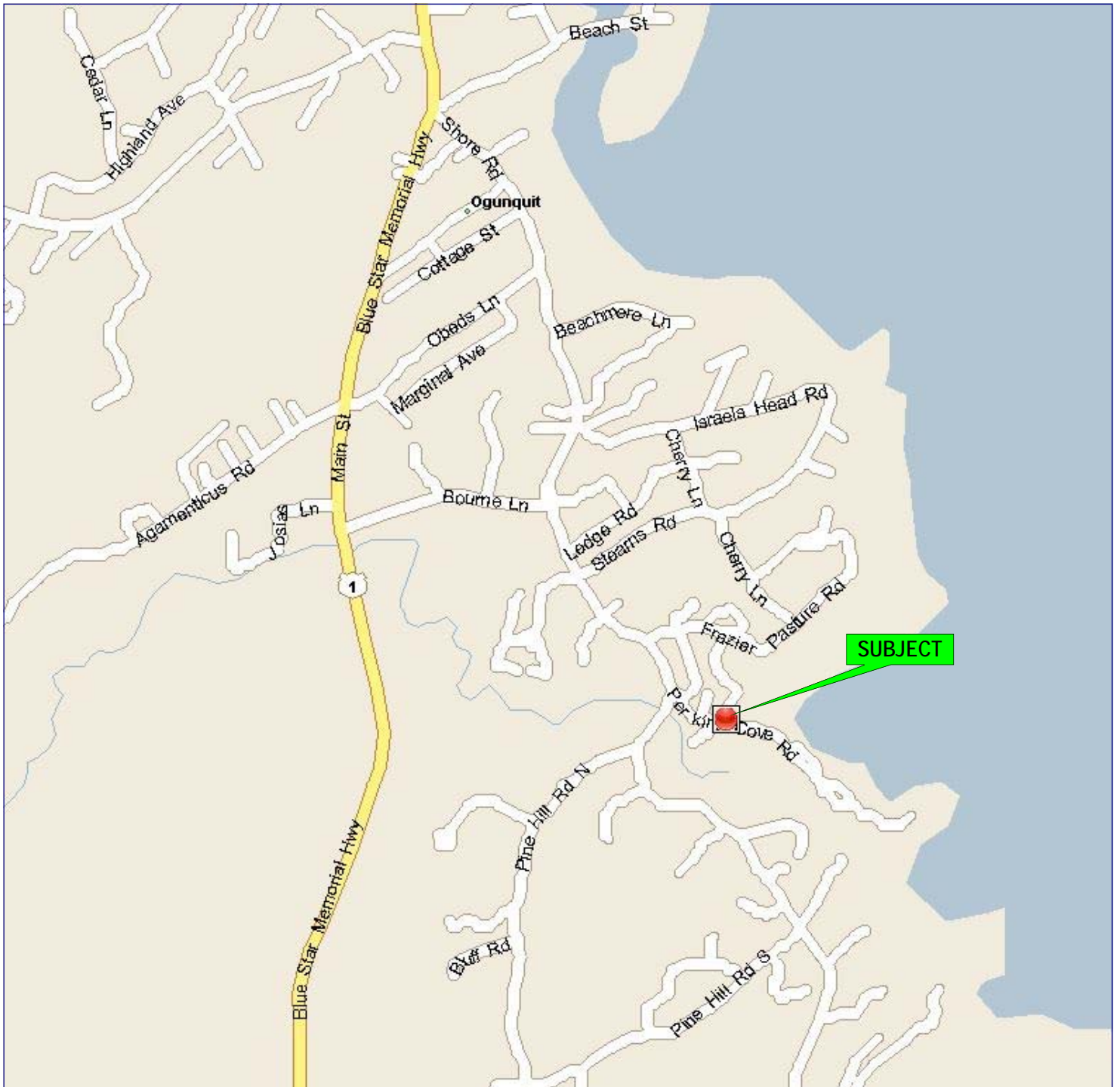
PROPERTIES ACROSS THE ROAD FROM SUBJECT  
PERKINS COVE CAN BE SEEN BEYOND

MARGINAL WAY AT PERKINS COVE



# Location Map

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