

FOR SALE • RETAIL/OFFICE CONDOS

51 Western Avenue • Kennebunk, ME



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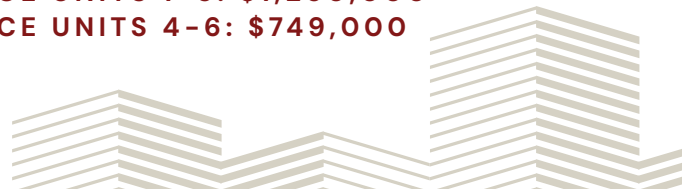
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SIX ADJOINING RETAIL/OFFICE CONDOS

- Units 1 through 3, and possibly 4, are available on a sale lease back basis with Hurlbutt Designs seeking a five-year or longer lease in the space they have occupied since 1998. The proposed lease structure is \$25.00 per square foot on a triple net basis.
- Units 4 through 6 are available to an owner user with the preference to sell the three units together.
- Other businesses in the commercial association include Lindall Cedar Homes and Sunrooms, Lower Village Frameworks, Home & Kitchen Concepts, Kennebunk Outfitters and All Day Breakfast

SALE PRICE UNITS 1-3: \$1,250,000

SALE PRICE UNITS 4-6: \$749,000



PROPERTY SUMMARY

51 Western Avenue • Kennebunk, ME



Site Info

PROPERTY:	Rand Green Condominiums
OWNER:	Hurlbutt Realty, LLC
DEED:	Unit 1 & 2: Book 10219, Page 236 Unit 3 & 4: Book 11523, Page 1 Unit 5 & 6: Book 14840, Page 117
ASSESSOR:	Map 90, Lot 2
LOT SIZE:	0.09± AC
SIGNAGE:	On building and pylon on Western Ave
PARKING:	On-site customer parking with up to 50 shared spaces
ZONING:	Lower Village Business

Building Info

UNIT BREAKDOWN:	Unit 1: 1,703± SF Unit 2: 511± SF Unit 3: 606± SF Unit 4: 609± SF Unit 5: 602± SF Unit 6: 551± SF + 245± SF Loft
CONFIGURATION:	Unit 1 – mostly open floor plan with a second level for retail or office use Units 2 – 5 – mostly open floor plan with a kitchen area in #4 Units 6 – two offices and one conference space as well as a loft office space
CONDO DUES:	\$617 per month for all six units
ASSESSED VALUES:	Maine assessed values do not generally correspond with market values Unit 1 – \$207,100 building + \$145,700 land = \$352,800 Unit 2 – \$66,300 building + \$43,500 land = \$109,800 Unit 3 – 5 – \$92,700 building + \$51,200 land = \$143,900 Unit 6 – \$76,300 building + \$47,500 land = \$123,800



AVAILABLE:	60 days notice
YEAR BUILT:	1981
CONSTRUCTION:	Wood-frame
ROOF:	Asphalt shingles
SIDING:	Clapboard
FOUNDATION:	Slab
FLOORING:	Carpet, wood, tile
CEILING HEIGHT:	9-14' ±
ELECTRICITY:	100 amps, single phase
HVAC:	Units 1 – 4 electric heat pump system new in 2024 Units 5 – 6 propane fired furnace and mini-split
UTILITIES:	Municipal water/sewer, Septic
RESTROOM:	Units 1, 3 and 6 have small bathrooms Units 2 and 4 are plumbed for bathrooms Unit 5 the designated bathroom area houses the furnace
SPRINKLER:	No

HURLBUTT DESIGNS PHOTOS

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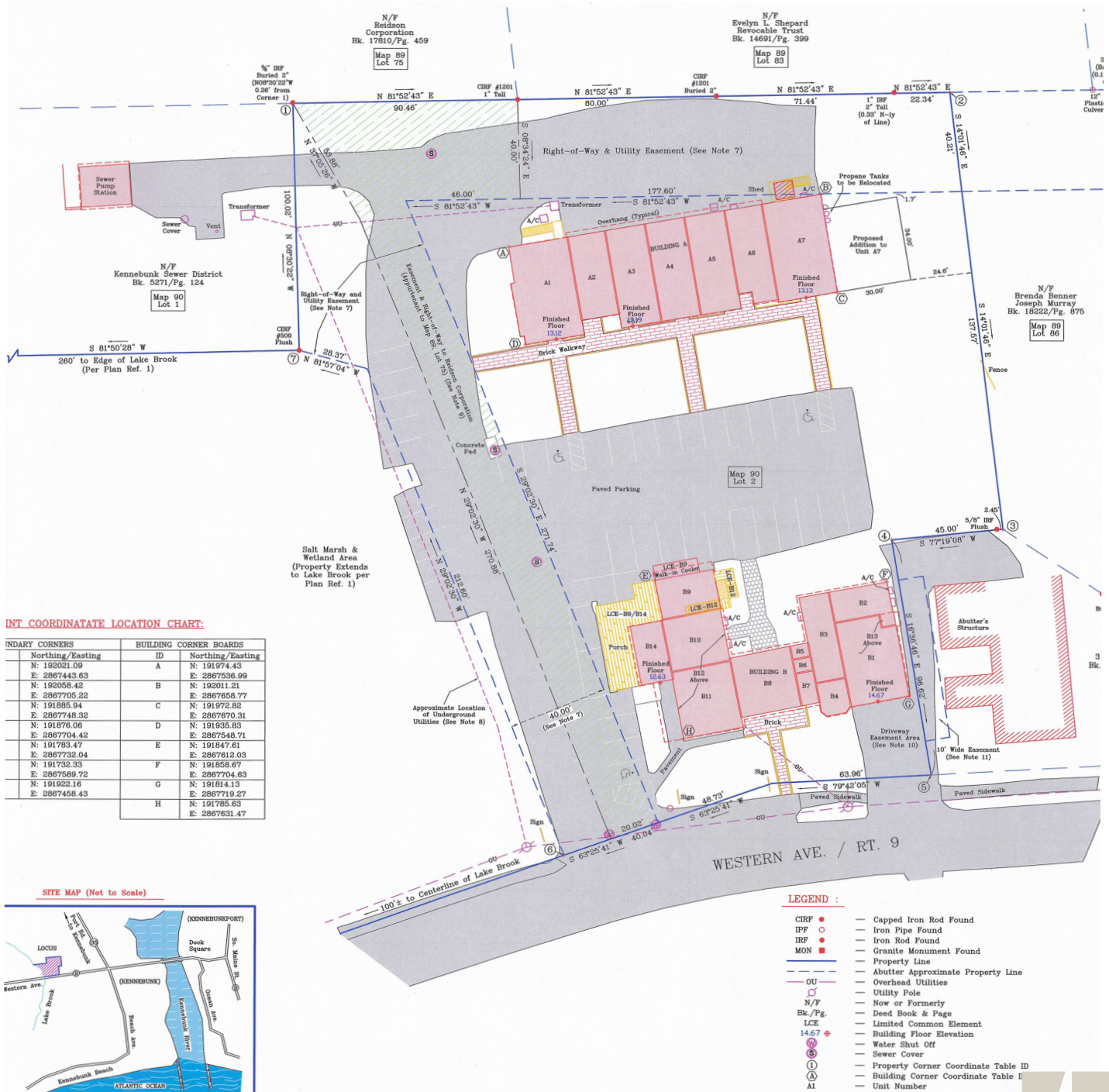


The Hurlbutt condominiums consists of six adjoining retail or office units that are located on Western Avenue in the Lower Village area of Kennebunk. Hurlbutt Designs is an upscale design and retail business that provides fine home furnishings, unique gifts along with interior design services to their select clientele from York to Northeast Harbor. Their well earned motto is “Creating distinctly refined, comfortable and one-of-a-kind spaces for your home”.



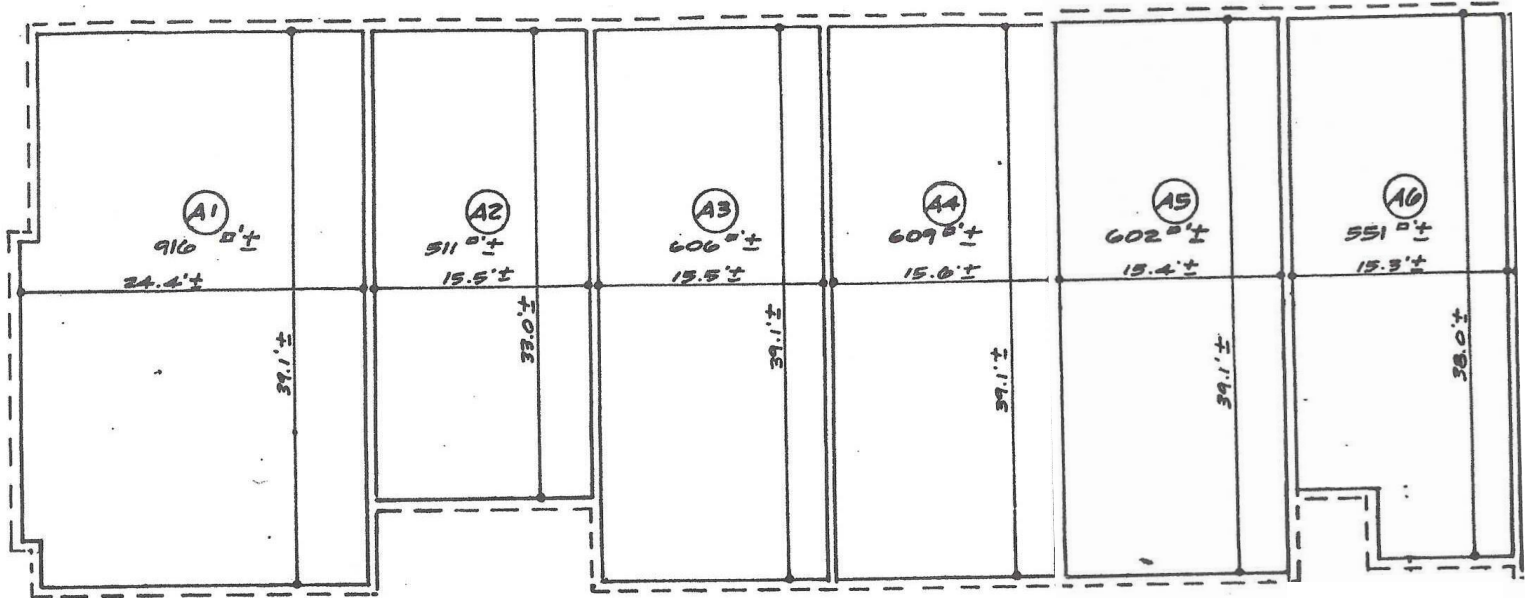
SURVEY

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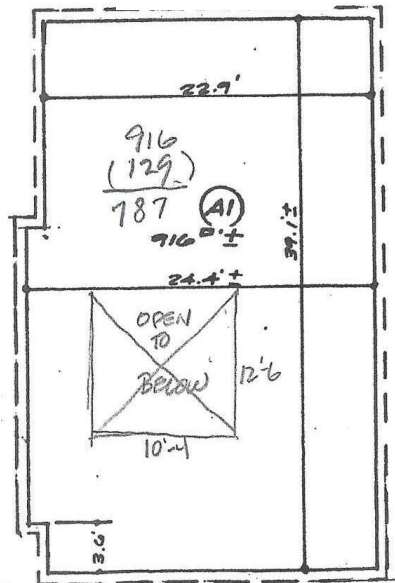


FLOOR PLAN

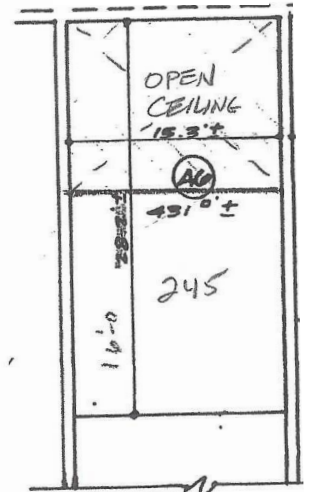
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FIRST FLOOR PLAN



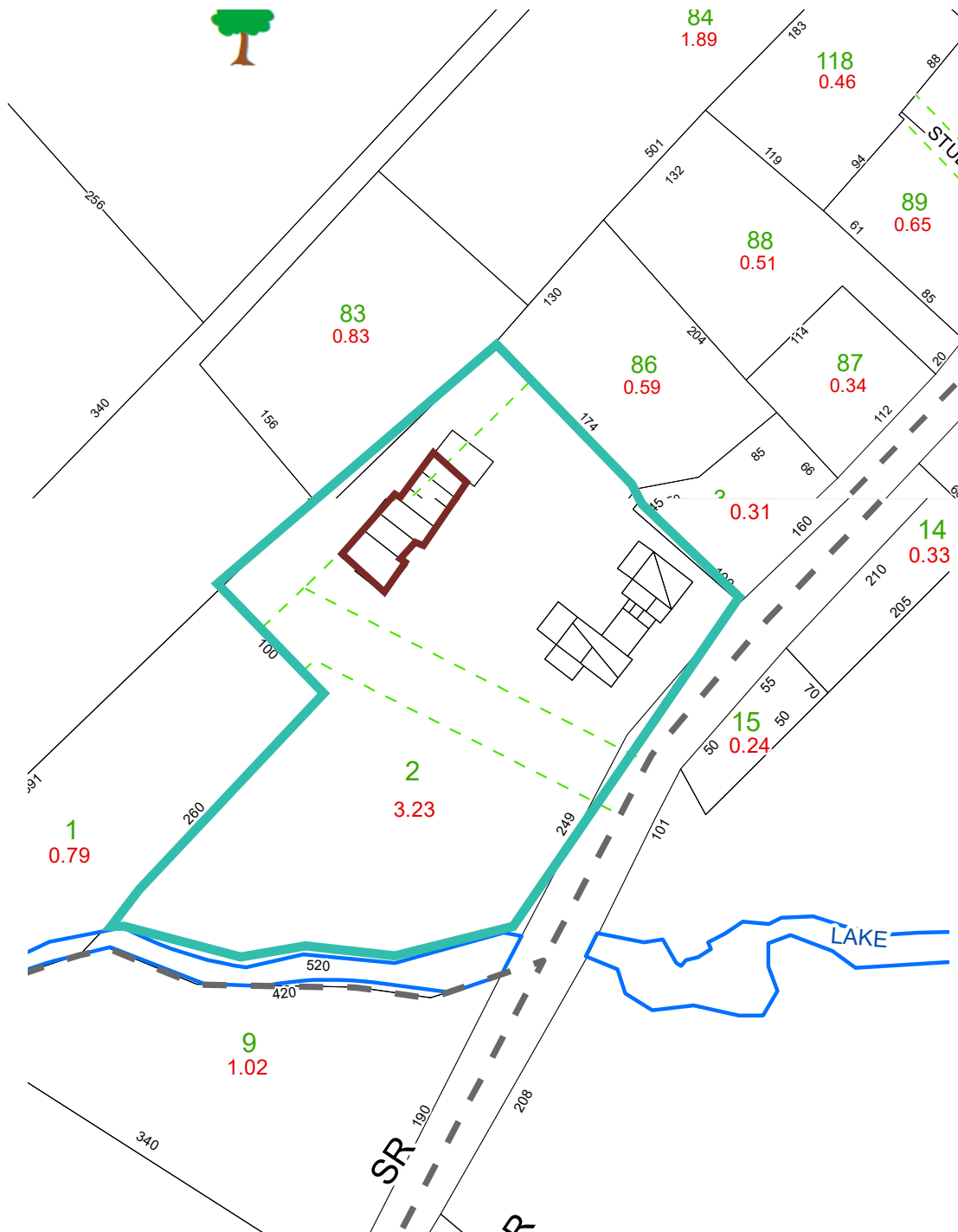
SECOND FLOOR



SECOND F

TAX MAP

51 Western Avenue • Kennebunk, ME



-  Six adjoining condos
-  Condo Association lot

LOCATION MAP

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NEARBY

STAY



DINE

WANDBY LANDING



SHOP



BLISS



Wandby Landing

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FLOOD MAP

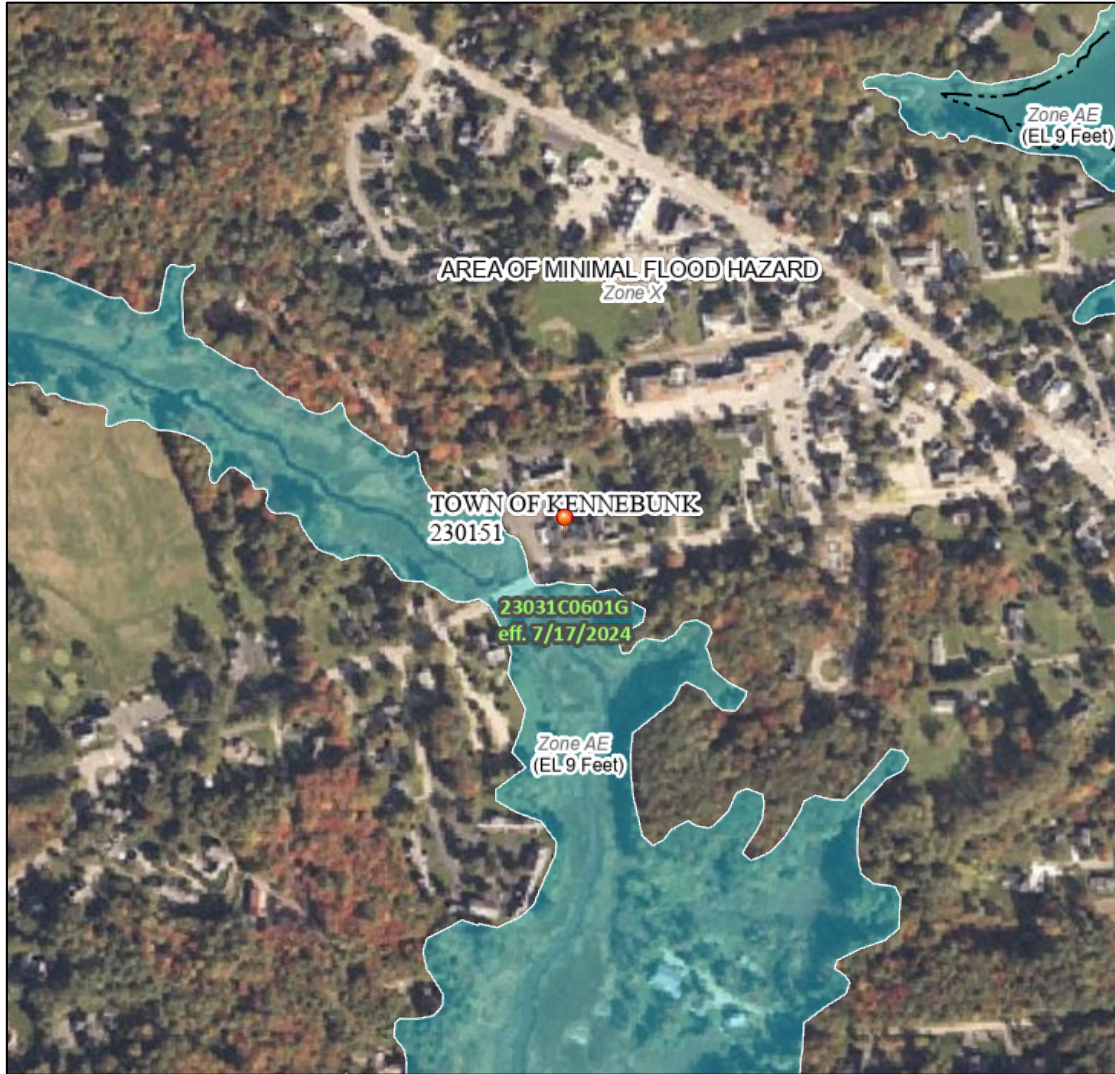
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National Flood Hazard Layer FIRMette



70°29'31"W 43°21'46"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone L
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/31/2026 at 2:59 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.