

FOR SALE

PROFESSIONAL OFFICE PARK

PROPERTY FEATURES

- ✓ 5 Buildings
- ✓ On-Site Parking
- ✓ Landscaped Grounds

**1137 MAIN STREET
SANFORD, MAINE**

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OVERVIEW

Century 21 North East is pleased to present an exceptional opportunity to acquire a 95% leased, multi-tenanted office park in the heart of Sanford's commercial district. Located at 1137 Main Street, this high-visibility property is occupied by several long-standing, well-established businesses.

Comprised of five freestanding buildings, each with multiple office suites. The diversity of professional businesses offers long-term security. Designed with easy care and minimal day-to-day management in mind, this property is a compelling option for investors seeking a low-maintenance, dependable asset.

Positioned along Sanford's Main Street corridor, the property benefits from excellent exposure and proximity to city services, major employers, and a strong traffic count. The site totals 3.17 acres, improved with 126 parking spaces, landscaped grounds and a 160 SF maintenance shed. This offering represents a rare chance to own a true asset in one of Maine's largest cities-delivering both long-term income and peace of mind.



ABOUT THE PROPERTY

An exceptional investment opportunity in the heart of Sanford, 1137 Main Street is a 95% leased, diverse-tenanted office property offering secure, long-term income and minimal management demands.

With a current cap rate of 7.23% on in-place income and a prime location along Sanford's Main Street corridor, this asset delivers reliable cash flow backed by high-credit tenancy and the stability of multiple occupancy.



PROFESSIONAL OFFICE PARK
\$3,200,000

 **NORTH EAST**
INTEGRA



PROPERTY SUMMARY

Address: 1137 Main Street, Sanford, ME

Zoning: Urban Business

Occupancy: 95% Leased

Space Available: 28,118 SF

Gross Land Area: 3.17 Acres

Average Occupancy: 95%

Construction: Wood Framed, Asphalt Roof

Year Built: 2007–2012

2024 Taxes: \$24,266

Traffic Count: 16,726 vehicles/day

Stabilized Cap Rate: 8%

SF Price: \$128

Tenants Include:

- Medical Services
- Real Estate Agency
- Staffing Agency
- Social Work / Human Services
- Engineering Services
- Chiropractic Services
- Acupuncture Services
- Salon
- Staffing and Recruiting

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INTEGRA



DEMOGRAPHICS

2023 Census Data

Population: 21,982

Households: 9,331

Persons/Household: 2.33

Median HH Value: \$257,200

Civilian Labor Force: 12,011

Median HH Income: \$70,570

Per Capita Income: \$37,375

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\$3,200,000

 **NORTH EAST**
INTEGRA



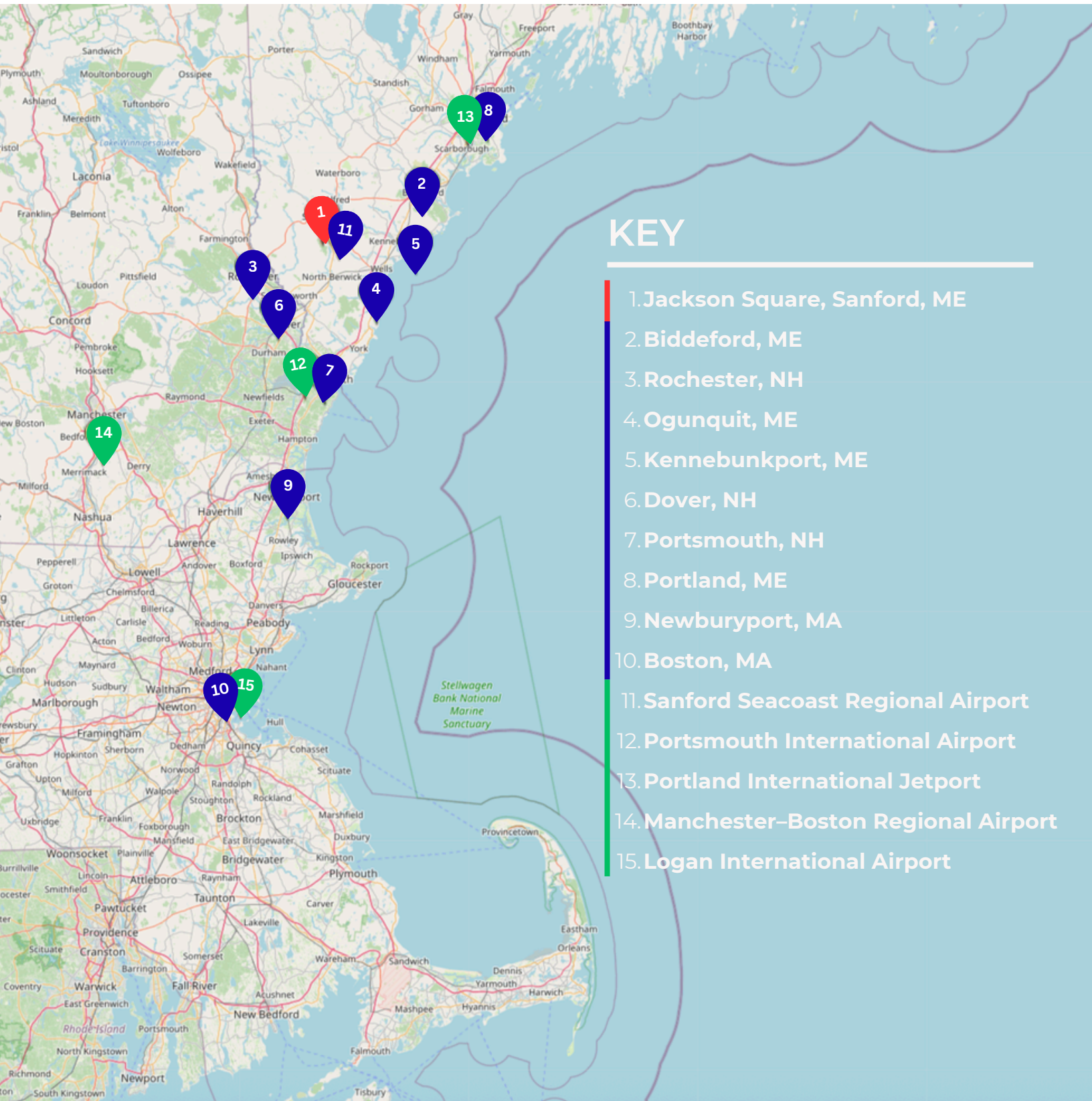
PROFESSIONAL OFFICE PARK
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REGIONAL MAP



KEY

1. Jackson Square, Sanford, ME
2. Biddeford, ME
3. Rochester, NH
4. Ogunquit, ME
5. Kennebunkport, ME
6. Dover, NH
7. Portsmouth, NH
8. Portland, ME
9. Newburyport, MA
10. Boston, MA
11. Sanford Seacoast Regional Airport
12. Portsmouth International Airport
13. Portland International Jetport
14. Manchester–Boston Regional Airport
15. Logan International Airport

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