



Nichols & Treem

REAL ESTATE GROUP

Powered by Keller Williams Realty



110 New Gorham Road
Westbrook, ME 04092

SALE PRICE: \$850,000

LEASE: \$15/sq ft NNN (NNN-\$3.15/sq ft)

Sq Ft: 3,244

For additional information contact

Katie Treem

Cell: 207-400-4064

ktreem@kw.com

findingmainerealestate.com



Position your business—or investment portfolio—for success with this fully renovated 3,244 sq. ft. retail building located at 110 New Gorham Road in Westbrook.

This property presents a rare value-add investment opportunity in one of Greater Portland’s fastest-growing markets, offering a turnkey retail infrastructure with significant upside potential.

Previously home to Mainely Provisions, a neighborhood grocery concept, the space is fully built out for food & beverage or retail use, featuring an open floor plan, a walk-in cooler, extensive refrigeration, and prepared food areas—substantially reducing startup costs for a new operator.

While prior financials reflect operational challenges, the asset is well-positioned for repositioning, rebranding, or new management, allowing an investor or owner-user to unlock its full income potential. At a market lease rate of \$15/SF NNN, the property supports a projected stabilized cap rate in the 5.5%–6% range, with additional upside through improved operations and tenant performance.

Investment

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Highlights:

- 3,244 sq. ft. fully renovated retail building
- Existing grocery/food infrastructure (coolers, prep, POS, etc.)
- Proven demand for neighborhood retail and convenience concepts
- Located in a residential growth area with a strong local customer base
- Value-add opportunity with lease-up and operational upside

This is an ideal opportunity for investors or operators seeking a turnkey physical asset with significant repositioning potential in a high-demand market.

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Data Sheet

OWNER: Westbrook Provisions Holdings, LLC

BUSINESS NAME: Mainely Provisions Westbrook

**LOCATION: 110 New Gorham Road
Westbrook, ME 04092**

PROPERTY TYPE: Retail building

**BEST OR CURRENT USE: Grocery, Food &
Beverage, Retail/Convenience**

MARKET AREA: Westbrook, ME

LICENSING: Food & Beverage



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Data Sheet Continued

ZONING: Residential Growth Area 1

YEAR BUILT: 1950

SQUARE FOOTAGE: 3,244 sq ft

ACREAGE: 0.37 acres

TAXES/YEAR: \$5,078.43/2025

BOOK/PAGE: 40960/021 (current)

MAP/BLOCK/LOT: 027/119A

UTILITIES:

SEWER: Public

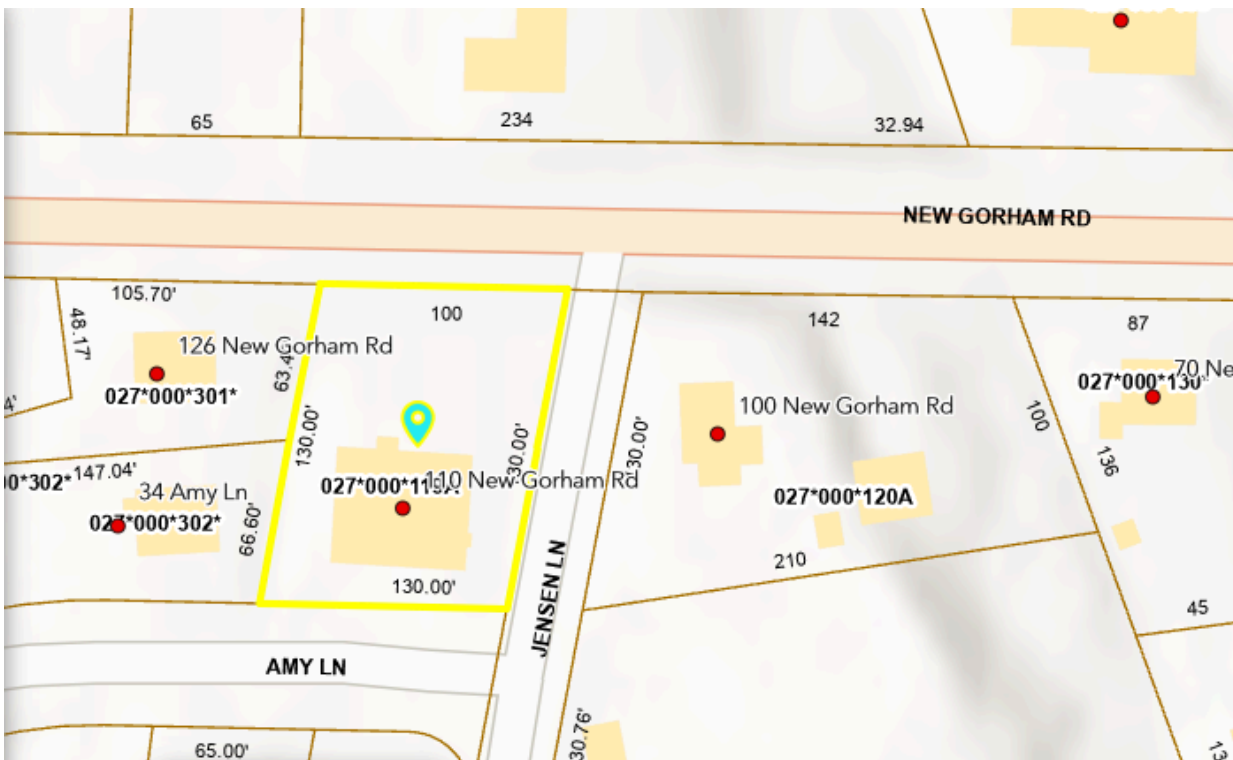
WATER: Public



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MAINE REAL ESTATE TAX-Paid

DLN: 1002440285633
WARRANTY DEED
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, that **DIGBY'S OF WESTBROOK, INC.**, a Maine corporation, with a principal place of business in Westbrook, County of Cumberland, State of Maine, for consideration paid, grants to **WESTBROOK PROVISIONS HOLDINGS LLC**, a Maine limited liability company, having a business address at 2 Union Street, Suite 202, Portland, Maine 04101, with **WARRANTY COVENANTS**, the land, together with any improvements thereon, located in the City of Westbrook, County of Cumberland, and State of Maine more particularly described in **Exhibit A** attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said Digby's of Westbrook, Inc. has caused this instrument to be executed by Matthew P. Tompkins, its President thereunto duly authorized as of this 28th day of August, 2024.

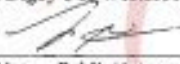
DIGBY'S OF WESTBROOK, INC.

By: 
Matthew P. Tompkins
Its: President

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

August 28, 2024

Then personally appeared the above named Matthew P. Tompkins, President of Digby's of Westbrook, Inc., and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said Digby's of Westbrook, Inc., before me.


Notary Public/Attorney at Law
Tyler Costello
Printed Name
My commission expires:



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DOC :32141 BK:40960 PG:22

RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS

08/28/2024, 12:53:29P

Register of Deeds Jessica M. Spaulding E-RECORDED

EXHIBIT A

Legal Description

(110 New Gorham Road, Westbrook, Maine)

A certain lot or parcel of land with the buildings thereon, on the Southerly side of the New Gorham Road in said City of Westbrook, Maine, being bounded and described as follows:

Beginning at a point on the Southerly side of said New Gorham Road at the Northwesterly corner of land now or formerly of Cora Belanger as described in a deed recorded in the Cumberland County Registry of Deeds in Book 1715, Page 101, which point is also the Northeasterly corner of a public right-of-way easement thirty (30) feet wide as described in a deed from Edward W. Jensen, et al. to the City of Westbrook, dated July 9, 1975, as recorded in said Registry in Book 3712, Page 279; thence Southwesterly along said Belanger land and the Easterly sideline of said public right-of-way One Hundred Thirty (130) feet to a point; thence Westerly along a line parallel with the Southerly side line of said New Gorham Road One Hundred Thirty (130) feet to a point; thence Northeasterly along a line parallel with the first described course One Hundred Thirty (130) feet to a point on the Southerly sideline of said New Gorham Road; thence Easterly along the Southerly sideline of said New Gorham Road One Hundred Thirty (130) feet to the point of beginning. Said premises are hereby conveyed subject to said 30-foot public right-of-way along the easterly side line of said property as recorded in Book 3712, Page 279 and the said Jensen reserved a right-of-way therein, in common with others, for the benefit of themselves and their heirs and assigns for access to their remaining adjoining property.

Also conveyed herewith is a thirty (30) foot right-of-way, in common with others, that extends from the southerly side line of the premises herein conveyed about Two Hundred Twenty-five (225) feet along the Easterly sideline of the Jensen land which adjoins the said Belanger property, to Longfellow Street; being part of the said public right-of-way heretofore granted to the City of Westbrook as aforesaid.

Said premises are hereby conveyed subject to certain power line and utility easements of record as recorded in said Registry of Deeds.

Meaning and intending to convey and hereby conveying the same premises conveyed by Warranty Deed from Donrocco, Inc. to Digby's of Westbrook, Inc. dated June 26, 1997, and recorded in the Cumberland County Registry of Deeds in Book 13179, Page 276.



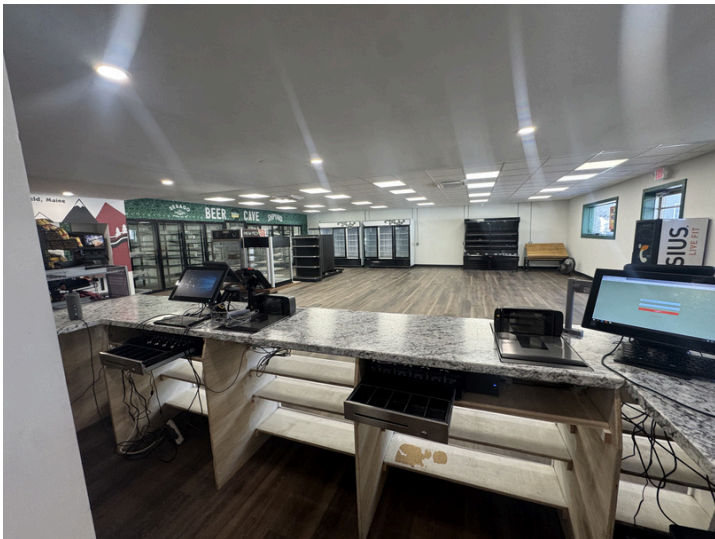
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LIST OF FF&E

- 1 6ft Howard McCray cooler display case
- 1 3ft slant table
- 2 3 door Migali freezers
- 10 door walk in cooler
- 1 Nemco pizza warmer
- 1 Hatco food warmer
- 1 6ft Turbo Air display cooler
- 1 Atosa storage freezer
- 1 Atosa storage cooler
- 1 M3 Turbo air sandwich station cooler
- 1 4 ft Steele table
- 1 7 ft Steele table
- 1 3 bay dish washing/sanitizing sink
- 1 Turbo Chef oven
- 1 microwave
- 1 milk and creamer refrigerator

- market pos system
- 2 register stations
- 2 pos scales
- Zebra gun with printer
- CAS 7200 scale and label printer

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