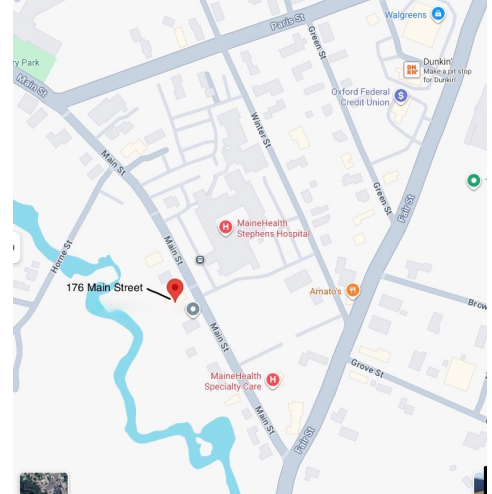


# FOR SALE: Two Turnkey Investment Properties with Excellent Tenant (Portfolio 2 of 2)

## 176 Main Street, Norway, ME

# BOOM REALTORS



### OFFERING SUMMARY

**SALE PRICE:** \$386,000

**SPACE TYPE:** Office/Medical

**SPACE SIZE:** 4178 +/- SF

**ACREAGE:** 0.66 +/- ACRES

### PROPERTY OVERVIEW

This offering presents a compelling Main Street investment opportunity featuring two complementary properties leased to Saco Bay Orthopedic & Sports Physical Therapy, part of the largest physical therapy network in the United States. This property delivers a strong 9% cap rate, while the companion Bridgton property (154 Main Street, #44283923) offers a 6% cap rate. The Norway building totals approximately 4,178± SF, with Saco Bay occupying the majority under a Gross lease through December 2026, including a 5-year renewal option with 3% annual rent increases. Located directly across from MaineHealth Stephens Hospital and surrounded by local retailers and amenities, the property benefits from a prime healthcare-driven location, strong visibility, and long-term tenant stability, with additional upside through leasing or occupying the owner-controlled space.

### PROPERTY HIGHLIGHTS

- Strong Healthcare Tenant – Saco Bay is part of the nation’s largest PT network with nearly 2,000 clinics and 7,000+ licensed therapists.
- Attractive Yield – Norway property offered at a 9% cap rate with built-in 3% annual increases during the renewal term.
- Value-Add Potential – Additional second-floor and basement space available for investor occupancy or future leasing income.
- Hospital-Adjacent Location – Directly across from MaineHealth Stephens Hospital, a major regional employer and healthcare anchor driving consistent traffic.

**KW** COASTAL AND  
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BOOK/PAGE	4816/218
MAP/BLOCK/LOT	029-032
ZONING	NA
ZONING OVERLAY	No
TAX AMOUNT	\$6,629.12
# UNITS	2
YEAR BUILT	2007
SF (GROSS)	4178+/-
LOT SIZE (ACRES)	0.66
WATER FRONTAGE	No
CONSTRUCTION	Wood frame
BASEMENT	Concrete/Dirt
ROOF	Asphalt Shingles, Metal
EXTERIOR	Wood Siding
HEAT SYSTEM	Heat Pumps (and cooling)
HEAT FUEL	Electric
FLOORING	Carpet, Tile
PARKING	Ample parking
ELECTRIC	Circuit Breaks
SEWER	Public
WATER	Public



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## TAX MAP



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