

FOR SALE: Two Turnkey Investment Properties with Excellent Tenant (Portfolio 1 of 2)

154 Main Street, Bridgton, ME

BOOM
REALTORS



OFFERING SUMMARY

SALE PRICE: \$367,000

SPACE TYPE: Office/Medical

SPACE SIZE: 1995 +/- SF

ACREAGE: 0.23 +/- ACRES

PROPERTY OVERVIEW

This offering presents a strong, passive investment opportunity featuring a Main Street property in Bridgton, ME, fully leased to Saco Bay Orthopedic & Sports Physical Therapy, part of the largest physical therapy network in the United States. The asset delivers a 6% cap rate and is paired with a companion property in Norway, ME offering a 9% cap rate. Saco Bay occupies 100% of the Bridgton space under a NNN lease, has committed to a 5-year lease extension through December 2029, and provides built-in 3% annual rent increases. Positioned directly across from Reny's Department Store, a high-traffic regional anchor, the property benefits from exceptional visibility, proven retail synergy, and long-term tenant stability—making it an attractive, low-management income investment.

PROPERTY HIGHLIGHTS

- Creditworthy National Tenant – Saco Bay is part of the nation's largest PT network with ~2,000 clinics and 7,000+ licensed therapists.
- Passive NNN Lease Structure – Tenant reimburses taxes, insurance, and operating expenses, minimizing landlord responsibilities.
- Secure Income Growth – Lease extended to Dec 2029, 3% annual rent escalations.
- Prime Main Street Location – Directly across from Reny's Department Store, driving steady foot traffic and reinforcing corridor stability.

kw COASTAL AND
LAKES & MOUNTAINS
KELLERWILLIAMS REALTY

603.610.8500
750 Lafayette Road
Portsmouth, NH 03801

LISA CHURCH

Keller Williams Coastal and Lakes & Mountains Realty, Commercial Broker
207.329.3429
lchurch@kw.com
NH #073139/ME #BA922735

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Is Independently Owned and Operated kwcommercial.com

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The logo for BOOM REALTORS features the word "BOOM" in a large, bold, black sans-serif font. Below it, the word "REALTORS" is written in a smaller, red sans-serif font, with a small globe icon replacing the letter "O". The logo is set against a white background with a red and grey geometric design to its right.

BOOK/PAGE	39193/264
MAP/BLOCK/LOT	023-031
ZONING	DVB1 - Downtown Village Business 1
ZONING OVERLAY	No
TAX AMOUNT	\$4,095.93
# UNITS	1
YEAR BUILT	2004
SF (GROSS)	1995+/-
LOT SIZE (ACRES)	0.23
WATER FRONTAGE	No
CONSTRUCTION	Wood frame, sheetrock
BASEMENT	None
ROOF	Shingle
EXTERIOR	Vinyl Siding
HEAT SYSTEM	Heat Pumps
HEAT FUEL	Electric
FLOORING	Rug, Tile
PARKING	Ample parking, see association by-laws
ELECTRIC	Circuit Breaks
SEWER	Public
WATER	Public

The logo for Keller Williams Coastal and Lakes & Mountains Realty features the letters "kw" in a bold, red, lowercase font. To the right of "kw", the words "COASTAL AND LAKES & MOUNTAINS" are stacked in a smaller, grey, uppercase font, followed by "KELLERWILLIAMS. REALTY" in a similar grey, uppercase font.

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Portsmouth, NH 03801

LISA CHURCH

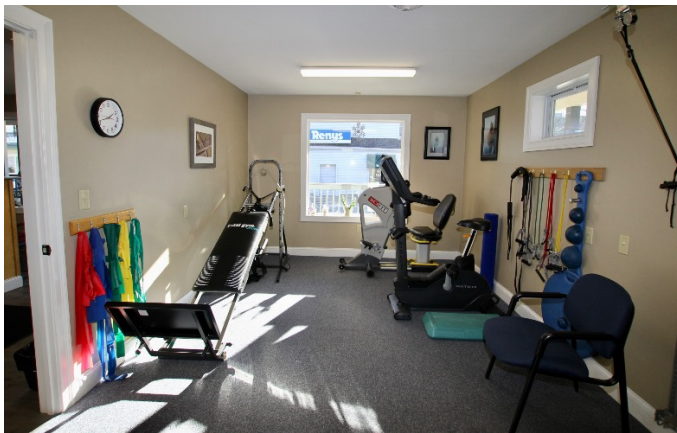
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TAX MAP



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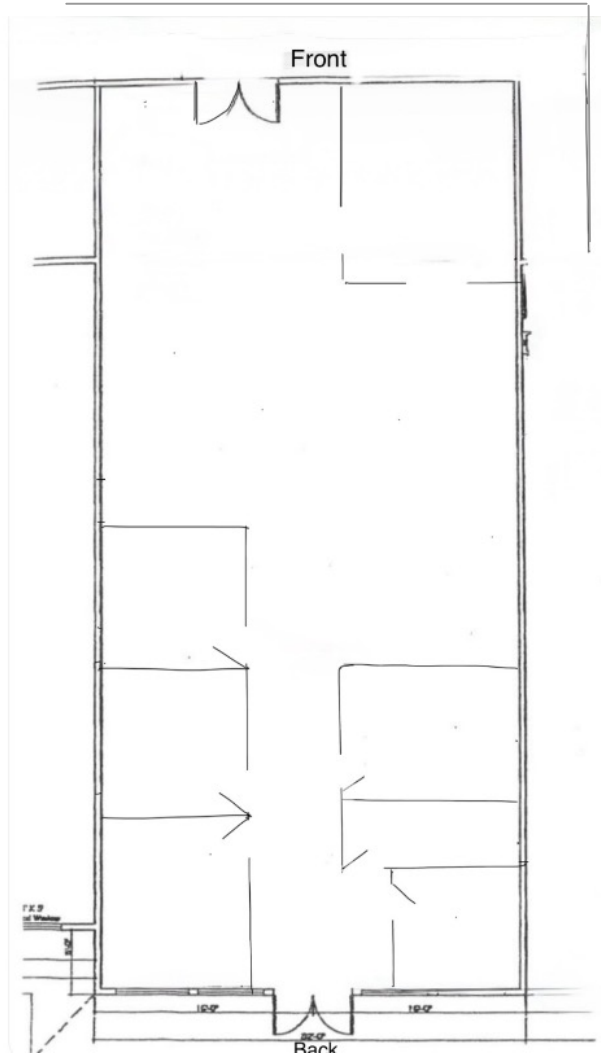
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FLOOR PLAN



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