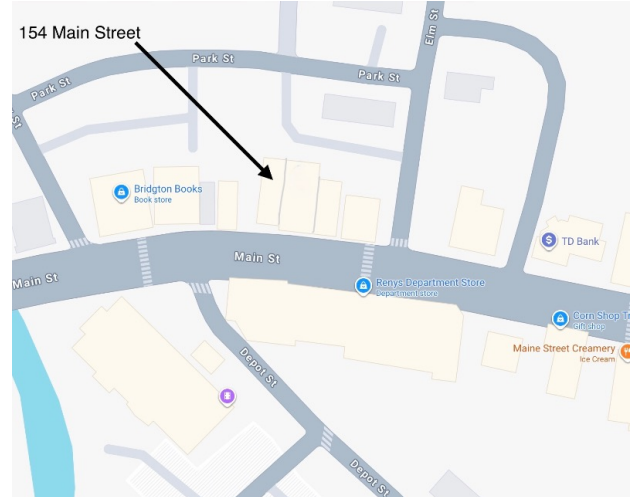


FOR SALE: Long-Term Healthcare Investment Opportunity | Lease Through 2029

154 Main Street, Bridgton, ME



OFFERING SUMMARY

SALE PRICE:	\$355,000
SPACE TYPE:	Office/Medical
SPACE SIZE:	1995 +/- SF
ACREAGE:	0.23 +/- ACRES

PROPERTY OVERVIEW

Well-located commercial investment in the heart of Bridgton, Maine, fully occupied by Saco Bay Orthopaedic & Sports Physical Therapy, a leading national outpatient rehabilitation provider. The tenant occupies the entire building under a Modified Gross lease extended through December 2029, with annual rent increases providing steady, predictable income growth. Positioned on Main Street across from Renys in a strong commercial corridor, the property offers excellent visibility and benefits from consistent local and seasonal traffic. Bridgton's growing appeal as part of Maine's Lakes Region supports long-term demand for quality commercial space. With a long-term lease, strong healthcare tenant, and optional portfolio expansion opportunity via a second nearby Saco Bay-leased property, this asset offers stable cash flow in a growing western Maine market.

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 Gross Lease Structure – Tenant helps reimburse taxes, insurance, and operating expenses, minimizing landlord responsibilities.
- Secure Income Growth – Lease extended to Dec 2029, annual rent escalations.
- Prime Main Street Location – Directly across from Reny's Department Store, driving steady foot traffic and reinforcing corridor stability.



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750 Lafayette Road
Portsmouth, NH 03801

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154 Main Street, Bridgton, ME



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	2007
SF (GROSS)	1995+/-
LOT SIZE (ACRES)	0.23
WATER FRONTAGE	No
CONSTRUCTION	Wood frame
BASEMENT	None
ROOF	Shingle
EXTERIOR	Vinyl Siding
HEAT SYSTEM	Heat Pumps (and cooling)
HEAT FUEL	Electric
FLOORING	Rug, Tile
PARKING	Ample parking, see association by-laws
ELECTRIC	Circuit Breaks
SEWER	Public
WATER	Public



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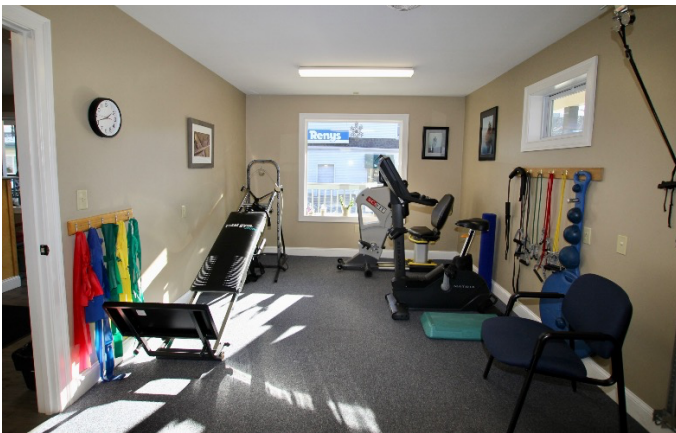
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154 Main St, Bridgton, ME

BOOM
REALTORS



kw COASTAL AND
LAKES & MOUNTAINS
KELLERWILLIAMS. REALTY

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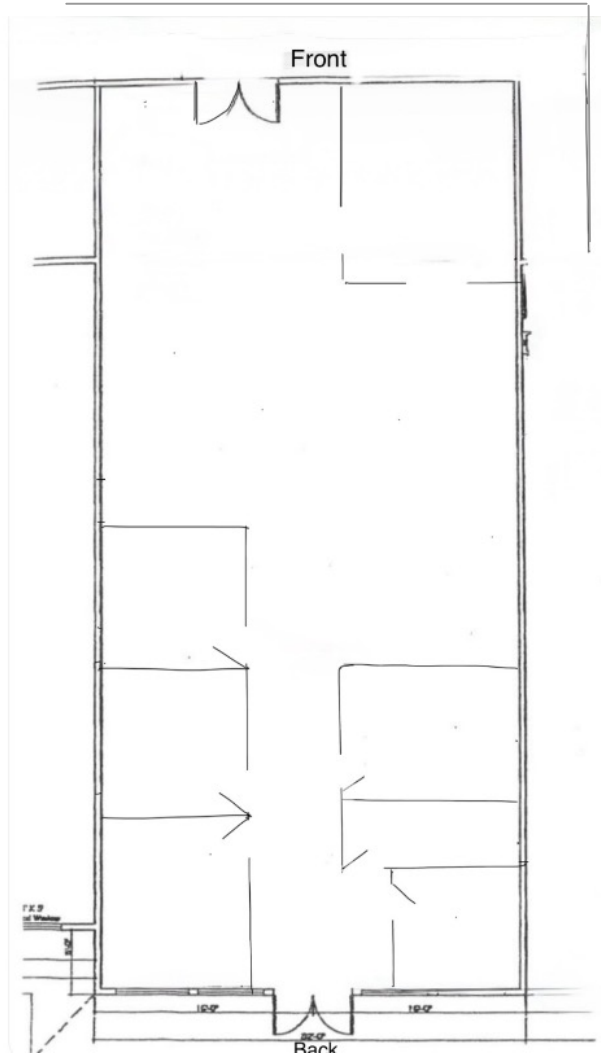
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FLOOR PLAN



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