

FOR SALE | DOWNTOWN FREEPORT INVESTMENT PROPERTY

5 DEPOT STREET, FREEPORT, ME 04032



PROPERTY HIGHLIGHTS

Fully stabilized, multi-tenant investment property in the heart of Downtown Freeport.

- 97.6% occupied with nine (9) tenants across 20,741± SF of leasable space
- Renovated in 2019 – significant mechanical system upgrades, electrical upgrades, common areas, and LED lighting in most areas
- Prime downtown location steps from LL Bean, Freeport Village shops, and free covered parking
- **Sale Price: ~~\$2,700,000~~ \$2,450,000**





PROPERTY DETAILS

OWNER OF RECORD 22 Monument Square, LLC

ASSESSOR'S REF Map 10, Lot 24

BOOK/PAGE 34759 / 0323

LOT SIZE 0.88± AC

BUILDING SIZE 24,799± SF per assessor

YEAR BUILT 1985; Renovated 2019

STORIES Two (2)

PARKING Free, covered parking

UTILITIES Municipal water & sewer

HVAC Heat pumps and natural gas boiler with ground-mounted cooling tower

SPRINKLER Dry System

POWER Three Phase

RESTROOMS Shared in common with other tenants (includes shower); ADA accessible

LIGHTING New LED lighting in most areas in 2019

OCCUPANCY 97.6%

ANNUAL INCOME \$320,118.00

ANNUAL R.E. TAXES \$28,658.82 (2025 actual per P&L)

ASSESSED VALUE	\$360,400	Land
	\$1,743,200	Building
	<u>\$2,103,600</u>	Total

SALE PRICE \$2,450,000

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BUILDING TENANTS

Tenant	Unit	SF	Annual Rent	Lease Expiration
Freeport Knife / Casco Bay Cutlery	Unit 11	3,369± SF	\$ 46,800.00	03/31/2028
FreeportWerkes	Unit 12	3,290± SF	\$ 51,848.34	11/30/2028
Wildflower Floral Design - <i>Extension Pending</i>	Unit 13	1,743± SF	\$ 23,100.00	08/31/2027
Edward Jones	Unit 14	1,165± SF	\$ 22,247.88	11/30/2028
Shondra Jin Skin - <i>Extension Pending</i>	Unit 14A	440± SF	\$ 8,280.00	08/31/2026
Cadenza	Unit 15	2,460± SF	\$ 38,200.73	12/31/2028
MacFarland-Johnson Inc.	Unit 21	3,174± SF	\$ 54,000.00	09/30/2026
Criterion Engineers	Unit 23	4,600± SF	\$ 75,141.00	12/31/2028
ATM	Unit E	---	\$ 500.00	---



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FIRST FLOOR

SHONDRA JIN SKINCARE
440± SF

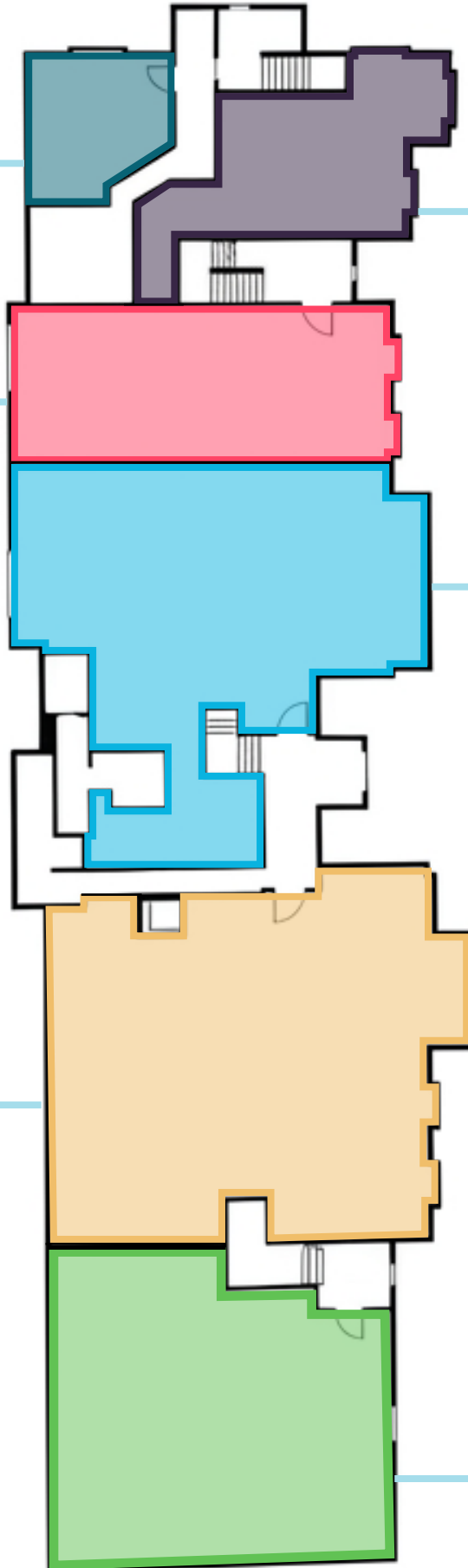
EDWARD JONES
1,165± SF

WILDFLOWERS
1,743± SF

CADENZA
2,460± SF

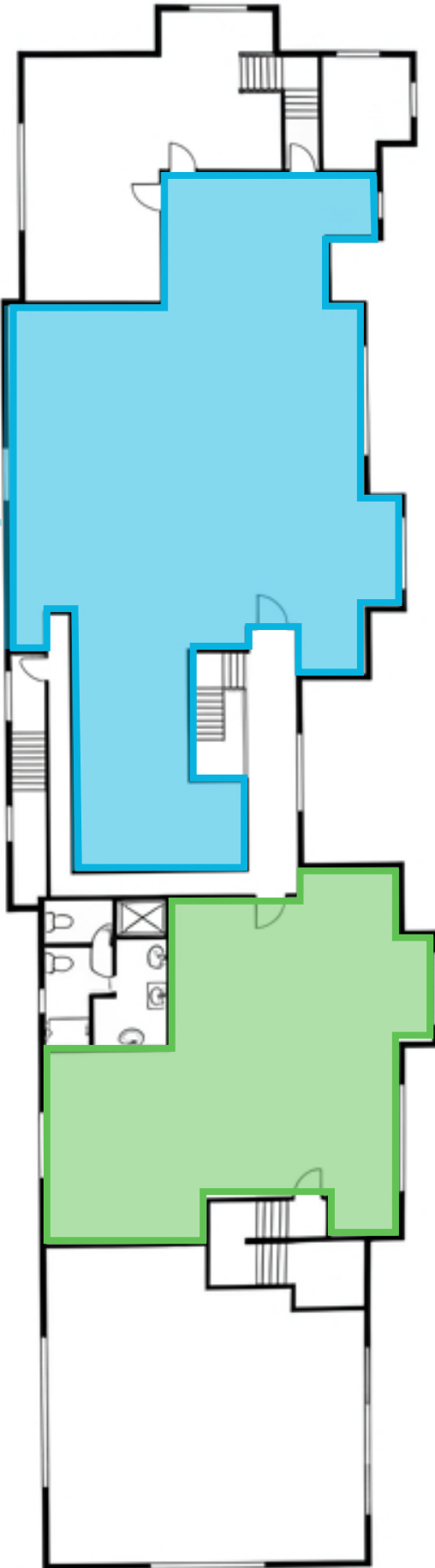
FREEPORT WORKES
3,290± SF

CASCO BAY CUTLERY
3,369± SF





SECOND FLOOR



CRITERIUM ENGINEERS
4,600± SF

MACFARLAND JOHNSON
3,174± SF

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CONTACT US



DREW SIGFRIDSON, SIOR
Senior Broker
207.553.1705 D
207.831.5838 C
dsigfridson@boulos.com



REESE MCFARLANE
Associate Broker
207.553.1734 D
207.712.6987C
rmcfarlane@boulos.com



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