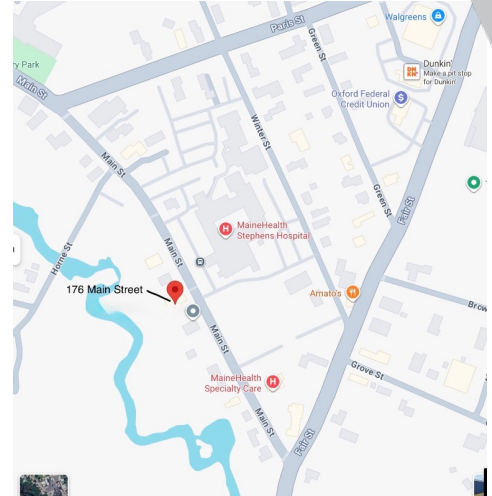


FOR SALE: Medical Office Investment Opportunity

Lease Through 2029 | Additional Income Potential

176 Main Street, Norway, ME

BOOM
REALTORS



OFFERING SUMMARY

SALE PRICE: \$375,000

SPACE TYPE: Office/Medical

SPACE SIZE: 4178 +/- SF

ACREAGE: 0.66 +/- ACRES

PROPERTY OVERVIEW

Well-located commercial property in the heart of Norway, Maine, anchored by Saco Bay Orthopedic & Sports Physical Therapy, a nationally recognized healthcare provider. The tenant occupies approximately 4,178± SF under a gross lease recently renewed through December 2029, providing stable, long-term income. Additional space is available for lease, offering potential for increased revenue. The property is positioned on Main Street directly across from MaineHealth Stephens Hospital, providing strong visibility within a well-established healthcare and commercial corridor. Saco Bay is part of a national outpatient rehabilitation network, enhancing tenant strength and stability. With long-term lease security, additional income potential, and a prime location, the property offers both stability and upside. A second nearby property leased to the same tenant is also available for investors seeking scale.

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 gross lease, recently renewed with annual increases during the renewal term.
- Value-Add Potential – Additional 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
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

FOR SALE: Medical Office Investment Opportunity
Lease Through 2029 | Additional Income Potential

176 Main Street, Norway, ME

BOOM
REALTORS

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

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 Realtor
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

FOR SALE: Medical Office Investment Opportunity
Lease Through 2029 | Additional Income Potential

176 Main St, Norway, ME

BOOM
REALTORS



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 Realtor

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

FOR SALE: Medical Office Investment Opportunity Lease Through 2029 | Additional Income Potential

176 Main Street, Norway, ME



TAX MAP



603.610.8500
750 Lafayette Road
Portsmouth, NH 03801

LISA CHURCH

Keller Williams Coastal and Lakes & Mountains Realty, Commercial Realtor
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