

FOR SALE

FULLY-LEASED, SINGLE TENANT
STATE OFFICE BUILDING

76 NORTHERN AVENUE
GARDINER, ME 04345

GARDINER ANNEX,
DEPARTMENT OF
PROFESSIONAL &
FINANCIAL
REGULATION



PROPERTY HIGHLIGHTS

INVESTMENT OVERVIEW

The Boulos Company has been retained to exclusively market 76 Northern Avenue, a fully-leased state office building in Gardiner, ME. The Department of Professional & Financial Regulation includes agencies such as Office of Securities, Bureau of Insurance, Bureau of Financial Institutions and the Bureau of Consumer Credit Protection.

HIGHLIGHTS

- 48,771± SF, fully-leased state office building on 9.5± acres
- Less than a mile to downtown Gardiner and directly off Maine Avenue/Rte 201.
- Approximately \$1,500,000 in renovations completed in 2022 & 2023
- Renovations include new interior paint, carpet, windows, etc.
- Fully leased through 12/31/2033.
- Estimated NOI: \$370,386
- Cap Rate: 7.3%
- Sale Price: \$5,100,000



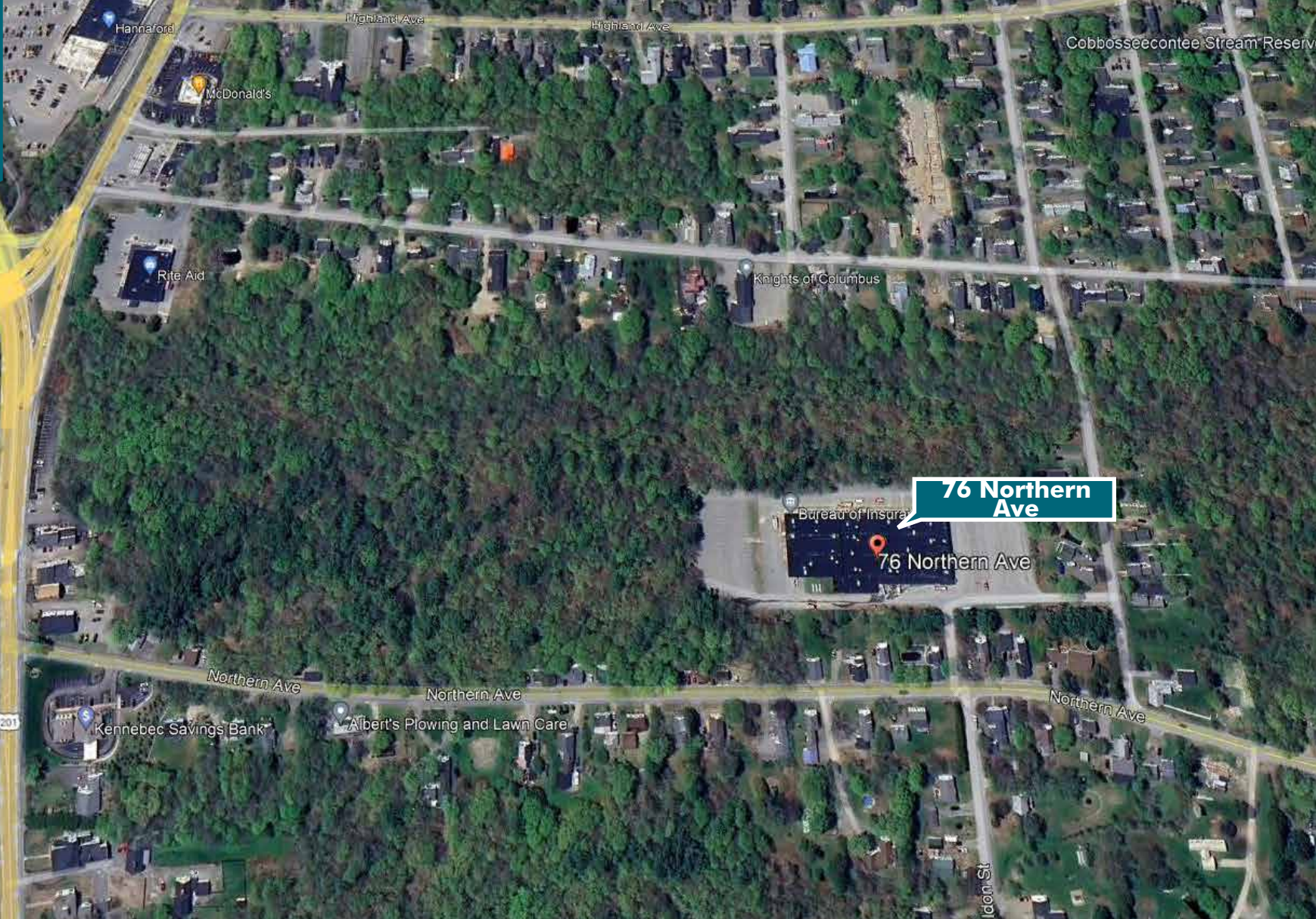
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PROPERTY DETAILS

PROPERTY ADDRESS	76 Northern Avenue, Gardiner, ME 04345
OWNER OF RECORD	Lynn Gall, Personal Representative
ASSESSOR'S REFERENCE	Map 38, Lot 05
REGISTRY OF DEEDS REFERENCE	Book 14610, Page 315
BUILDING SIZE	48,771± SF
LOT SIZE	9.5± Acres
ZONING	HDR - High Density Residential
YEAR BUILT	1960; renovated 2022-2023
CONSTRUCTION	Masonry
HVAC	Propane-fired hot water heat; recently rebalanced by Mechanical Services
ROOF	Rubber membrane
SPRINKLER	Yes, wet system serviced by Eastern Fire
UTILITIES	Municipal water and sewer
PARKING	Ample on-site parking
TENANT	Leased through 12/31/33
NOI	\$370,386 (est.)
CAP RATE	7.3%
SALE PRICE	\$5,100,000

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AERIAL VIEW



**76 Northern
Ave**

76 Northern Ave

CONTACT US



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