

FOR SALE

PROFESSIONAL OFFICE PARK

PROPERTY FEATURES

- ✓ 5 Buildings
- ✓ On-Site Parking
- ✓ Landscaped Grounds

**1137 MAIN STREET
SANFORD, MAINE**

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OVERVIEW

Century 21 North East is pleased to present an exceptional opportunity to acquire a 95% leased, multi-tenanted office park in the heart of Sanford's commercial district. Located at 1137 Main Street, this high-visibility property is occupied by several long-standing, well-established businesses.

Comprised of five freestanding buildings, each with multiple office suites. The diversity of professional businesses offers long-term security. Designed with easy care and minimal day-to-day management in mind, this property is a compelling option for investors seeking a low-maintenance, dependable asset.

Positioned along Sanford's Main Street corridor, the property benefits from excellent exposure and proximity to city services, major employers, and a strong traffic count. The site totals 3.17 acres, improved with 126 parking spaces, landscaped grounds and a 160 SF maintenance shed. This offering represents a rare chance to own a true asset in one of Maine's largest cities-delivering both long-term income and peace of mind.



ABOUT THE PROPERTY

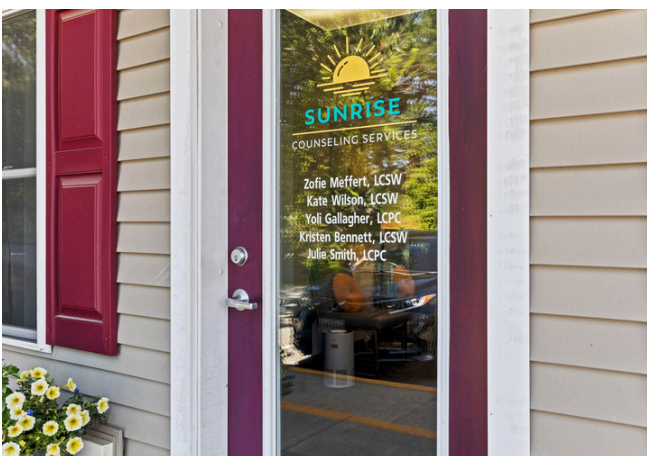
An exceptional investment opportunity in the heart of Sanford, 1137 Main Street is a 95% leased, diverse-tenanted office property offering secure, long-term income and minimal management demands.

With a current cap rate of 7.23% on in-place income and a prime location along Sanford's Main Street corridor, this asset delivers reliable cash flow backed by high-credit tenancy and the stability of multiple occupancy.



PROFESSIONAL OFFICE PARK
\$3,600,000





PROPERTY SUMMARY

Address: 1137 Main Street, Sanford, ME

Zoning: Urban Business

Occupancy: 95% Leased

Space Available: 28,118 SF

Gross Land Area: 3.17 Acres

Average Occupancy: 95%

Construction: Wood Framed, Asphalt Roof

Year Built: 2007–2012

2024 Taxes: \$24,266

Traffic Count: 16,726 vehicles/day

Stabilized Cap Rate: 8%

SF Price: \$128

Tenants Include:

- Medical Services
- Real Estate Agency
- Staffing Agency
- Social Work / Human Services
- Engineering Services
- Chiropractic Services
- Acupuncture Services
- Salon
- Staffing and Recruiting



DEMOGRAPHICS

2023 Census Data

Population: 21,982

Households: 9,331

Persons/Household: 2.33

Median HH Value: \$257,200

Civilian Labor Force: 12,011

Median HH Income: \$70,570

Per Capita Income: \$37,375

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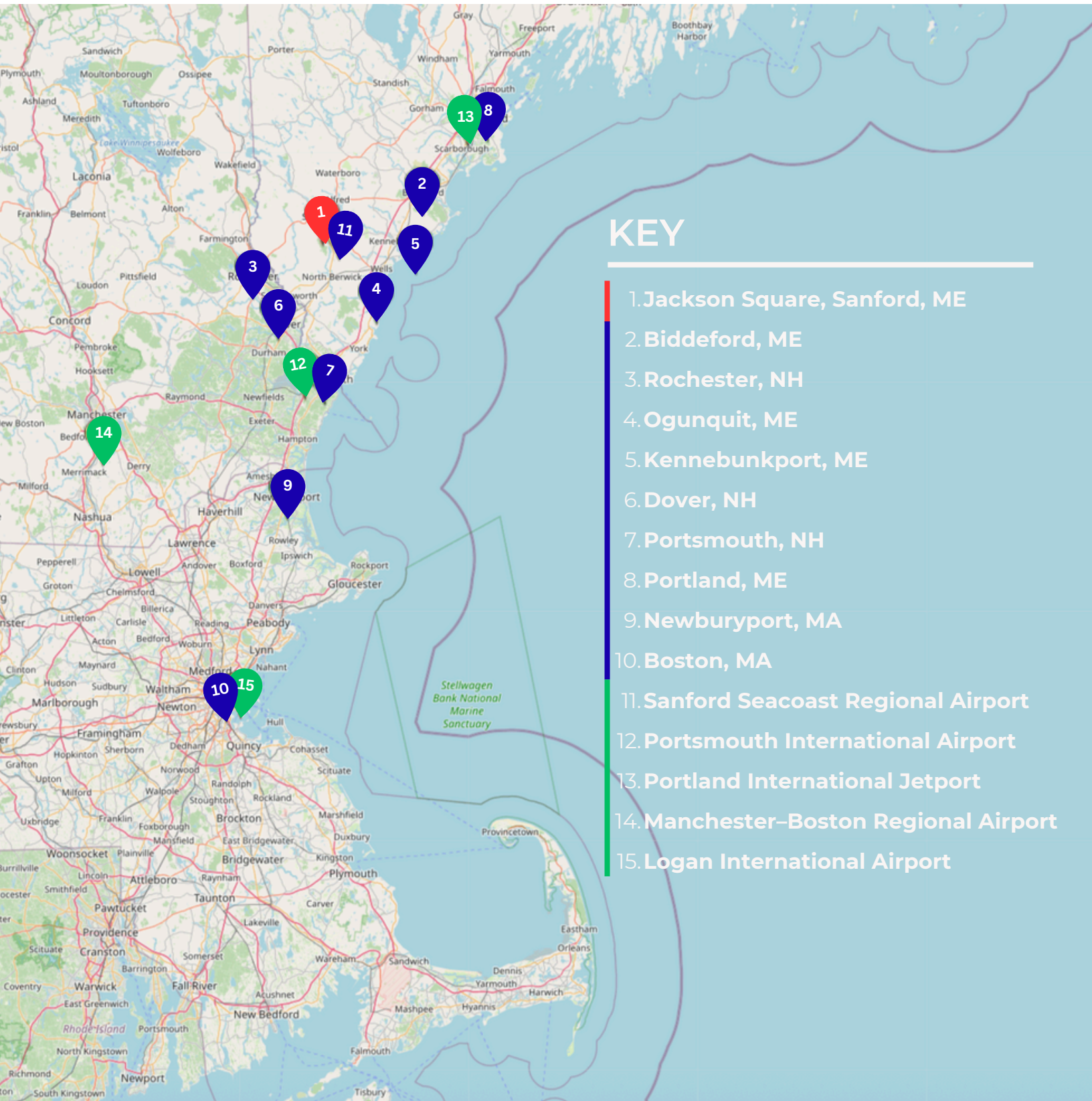
 **NORTH EAST**
INTEGRA



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 **NORTH EAST**
INTEGRA

REGIONAL MAP



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