



FOR SALE

Commercial Investment Opportunity
150 US Route One, Freeport
\$750,000

PROPERTY HIGHLIGHTS

- ☐ Fully Leased
- ☐ Single Tenant NNN
- ☐ 1,616± SF Building
- ☐ 1.26± Acres
- ☐ Built in 2004
- ☐ General Commercial Zoning
- ☐ Owned Solar Panels
- ☐ Onsite Parking





PROPERTY INFORMATION

OWNER	NJLB LLC
-------	----------

REGISTRY OF DEEDS	Book: 40879; Page: 23
-------------------	-----------------------

ASSESSOR	Map 26 Lot 66
----------	---------------

BUILDING SIZE	1,616 SF
---------------	----------

LOT SIZE	1.26 acres
----------	------------

STORIES	1.5
---------	-----

YEAR BUILT	2004
------------	------

UTILITIES	Oil Baseboard Heating; 2 Heat Pumps Owned Solar Panels
-----------	--

ASSESSED VALUE	\$519,900 (Land Value: \$236,400, Building Value: \$283,500)
----------------	---

NUMBER OF UNITS	1
-----------------	---

ZONING	General Commercial
--------	--------------------

TAXES	\$7,200.62
-------	------------

PARKING	On Site
---------	---------

SALE PRICE	\$750,000
------------	-----------

PROPERTY SYNOPSIS

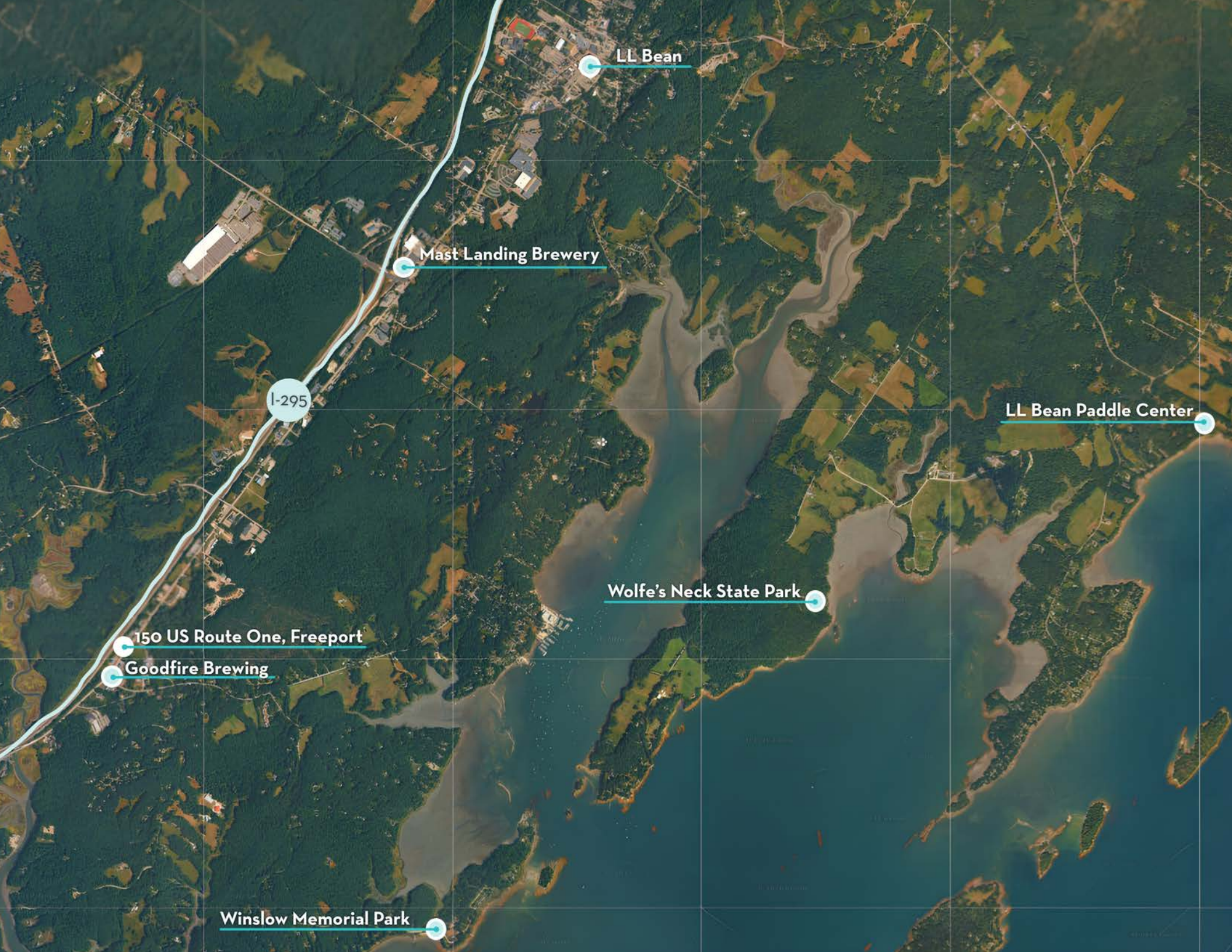
Fully leased commercial investment opportunity in a highly visible and desirable Freeport location.

Situated on 1.26 acres along US Route 1 and I-295, this 1,616± SF, 1.5-story commercial building offers a strong combination of established tenancy, onsite parking, and long-term ownership potential. Built in 2004 and zoned General Commercial, the property provides flexibility for a variety of commercial uses.

The property offers further development potential, including a second-floor apartment in the main building and additional development opportunities with the land. Currently, this is a single commercial unit and a well-maintained site. This is an attractive opportunity for an investor seeking an income-producing asset in the Greater Freeport market.

Located on US Route 1 with excellent visibility and convenient access to Freeport, Brunswick, Portland, and surrounding communities. A compelling opportunity to acquire a leased commercial property with valuable land, established infrastructure, and multiple potential long-term uses.





LL Bean

Mast Landing Brewery

I-295

150 US Route One, Freeport

Goodfire Brewing

Wolfe's Neck State Park

LL Bean Paddle Center

Winslow Memorial Park

CONTACT INFORMATION



Emily Theriault

Broker

C // 207-716-6335

O // 207-495-3700

emilytheriault@portsidereg.com