



SALE / LEASE

17-23 Roosevelt Trail

17-23 ROOSEVELT TRAIL

Casco, ME 04015

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$799,000
LEASE RATE:	\$11 per year (MG)
NUMBER OF UNITS:	2
AVAILABLE SF:	4,000 SF
LOT SIZE:	1.84 Acres
BUILDING SIZE:	8,800 SF
NOI:	\$77,748.80
CAP RATE:	9.73%

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PROPERTY DESCRIPTION

Discover an exceptional investment opportunity with these two free-standing buildings totaling 8,800 square feet in Casco, ME.

One unit (4,800SF) features a long-term medical marijuana tenant, offering a stable and reliable source of income.

The second unit (4,000SF) is available for lease as an investment or for owner occupancy, providing flexibility for the prospective investor/owner, this property is a multifunctional gem, featuring a spacious interior and two drive in doors suited for retail, flex, or industrial use, it offers the perfect canvas for a variety of business needs.

Situated on busy Route 302 with over 11,000 vehicles per day, with excellent frontage and ample parking, the property ensures high visibility and accessibility for maximum exposure.

Don't miss out on this prime opportunity to secure a valuable asset in a lucrative location, with multiple income streams and potential for further growth.

PROPERTY HIGHLIGHTS

- Two free-standing units
- Over 11,000 VPD (Vehicles Per Day)
- Long-term tenant in place
- On-site parking available
- Prime location for high visibility
- Stable and reliable income source

ADDITIONAL PHOTOS



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INCOME & EXPENSES PROFORMA

INCOME SUMMARY

MEDICAL MARIJUANA TENANT (ACTUAL)	\$54,000
VACANT SPACE (ESTIMATE)	\$44,000
GROSS INCOME	\$98,000

EXPENSES SUMMARY

PROPERTY TAXES 2025-2026 (ACTUAL)	\$5,051
INSURANCE (ACTUAL)	\$7,200
MAINTENANCE (ESTIMATED)	\$8,000
OPERATING EXPENSES	\$20,251

NET OPERATING INCOME	\$77,749
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FINANCIAL SUMMARY PROFORMA

INVESTMENT OVERVIEW

PRICE	\$799,000
PRICE PER SF	\$91
CAP RATE	9.73%

OPERATING DATA

GROSS SCHEDULED INCOME	\$99,000
OPERATING EXPENSES	\$20,251
NET OPERATING INCOME	\$77,749

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DEMOGRAPHICS MAP & REPORT

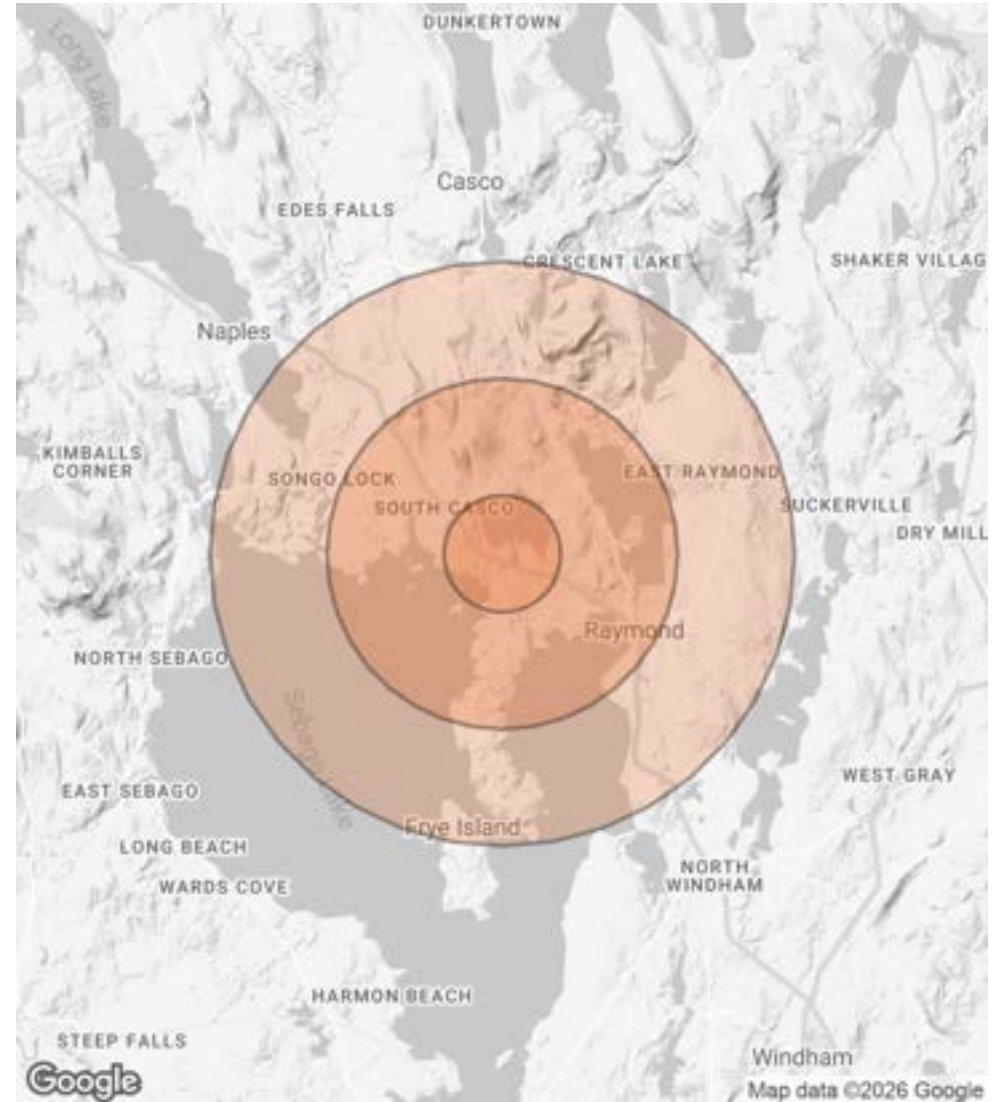
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	549	3,060	8,213
AVERAGE AGE	46	46	46
AVERAGE AGE (MALE)	45	45	45
AVERAGE AGE (FEMALE)	47	47	46

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	237	1,311	3,479
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$99,595	\$101,091	\$109,409
AVERAGE HOUSE VALUE	\$466,229	\$473,639	\$471,640

2020 American Community Survey (ACS)



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