

DOWNTOWN INVESTMENT PORTFOLIO

8% CAP RATE AT STABILIZATION



BRANDON MITCHELL
207.358.7057 D
207.415.7982 C
brandon@malonecb.com

180, 234 & 265 Main Street
14 Jefferson Street
Biddeford, Maine



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DOWNTOWN INVESTMENT PORTFOLIO



I. PORTFOLIO OVERVIEW

Malone Commercial Brokers is pleased to offer for sale a prime three-building portfolio and parking lot in the heart of downtown Biddeford.

- 180 Main St - 12,648± SF fully leased, historic brick retail/office building
- 265 Main St - 14,432± SF fully leased, turnkey retail/office/residential building
- 234 Main St - 17,375± SF fully leased, turnkey office/retail building
- 14 Jefferson St - 31± car parking lot

Buildings can be sold as a portfolio or individually. See Broker for financials.

SALE PRICE: \$7,500,000





II. PROPERTY OVERVIEW

HIGHLIGHTS - 180 MAIN STREET

OWNER: 4A Property LLC

DEED: Book 18473, Page 145

ASSESSOR: Map 71, Lot 5-1

LOT SIZE: 0.29± AC

BUILDING SIZE: 12,648± SF

STORIES: Two (2)

YEAR BUILT: 1877

CONSTRUCTION: Brick & masonry

HVAC: Forced air; gas fired

UTILITIES: Municipal water & sewer

SPRINKLER: Yes

SIGNAGE: On building

PARKING: 2 on-site spaces at \$55/space

ZONING: MSRD-1

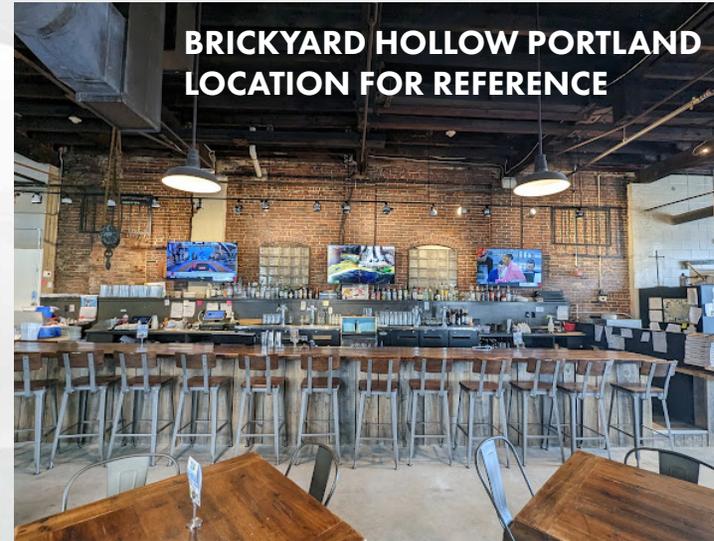


DOWNTOWN INVESTMENT PORTFOLIO

PROPERTY PHOTOS



180 MAIN STREET





II. PROPERTY OVERVIEW

HIGHLIGHTS - 265 MAIN STREET

OWNER: 4A Property LLC

DEED: Book 18473, Page 623

ASSESSOR: Map 38, Lot 139

LOT SIZE: 0.13± AC

BUILDING SIZE: 14,432± SF

STORIES: Three (3)

YEAR BUILT: 1900

CONSTRUCTION: Masonry

HVAC: Forced hot water; natural gas

UTILITIES: Municipal water & sewer

ELEVATOR: Yes

SPRINKLER: Yes

SIGNAGE: On building

PARKING: On street parking

ZONING: MSRD-1



DOWNTOWN INVESTMENT PORTFOLIO

PROPERTY PHOTOS



265 MAIN STREET

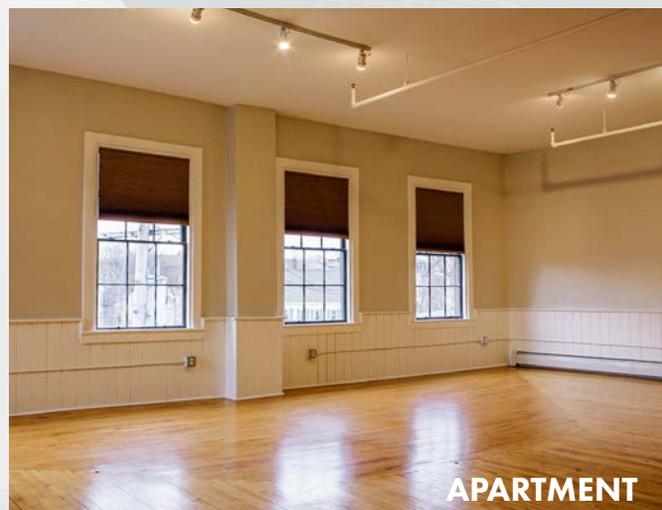


DOWNTOWN INVESTMENT PORTFOLIO

PROPERTY PHOTOS

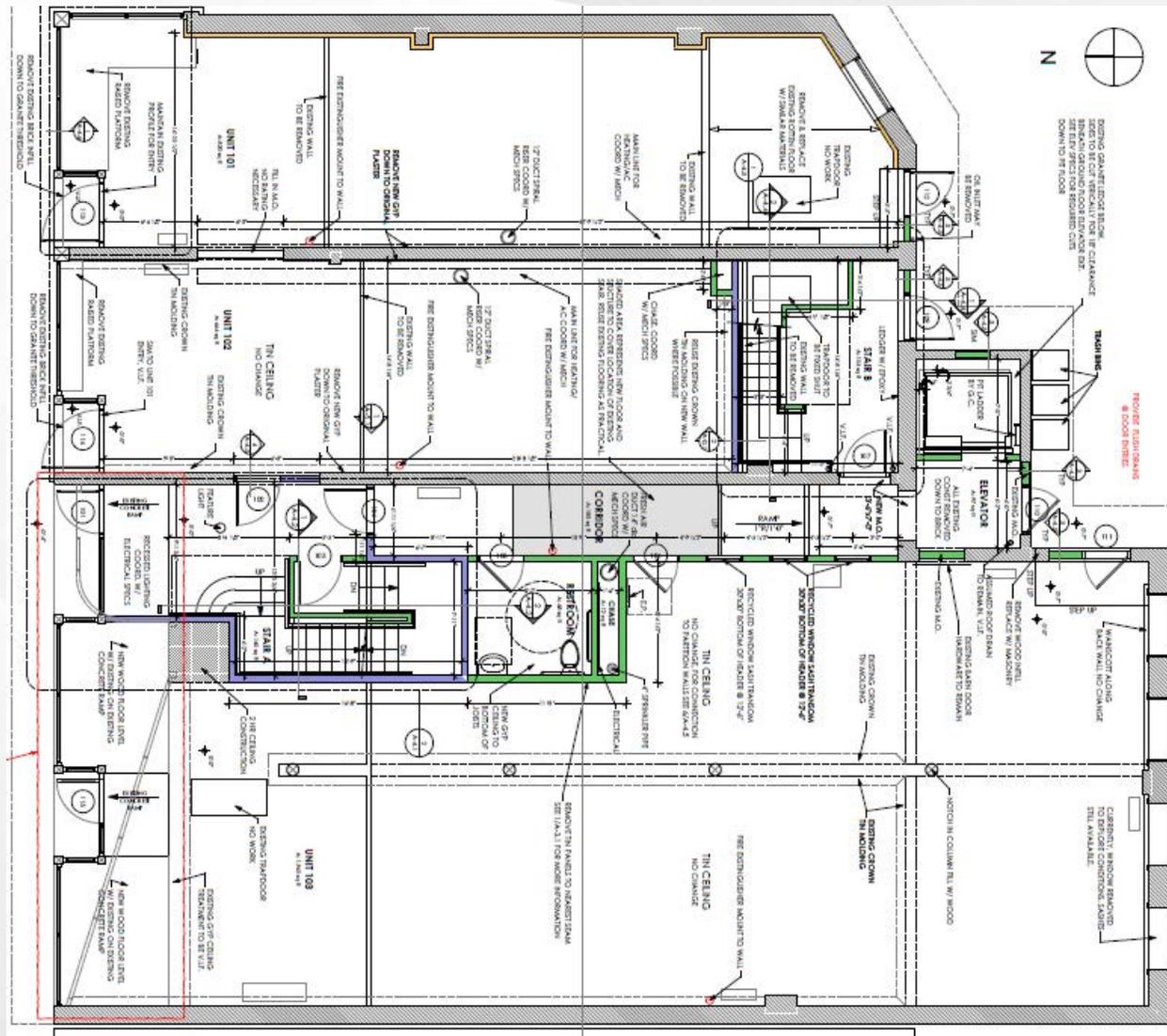


265 MAIN STREET



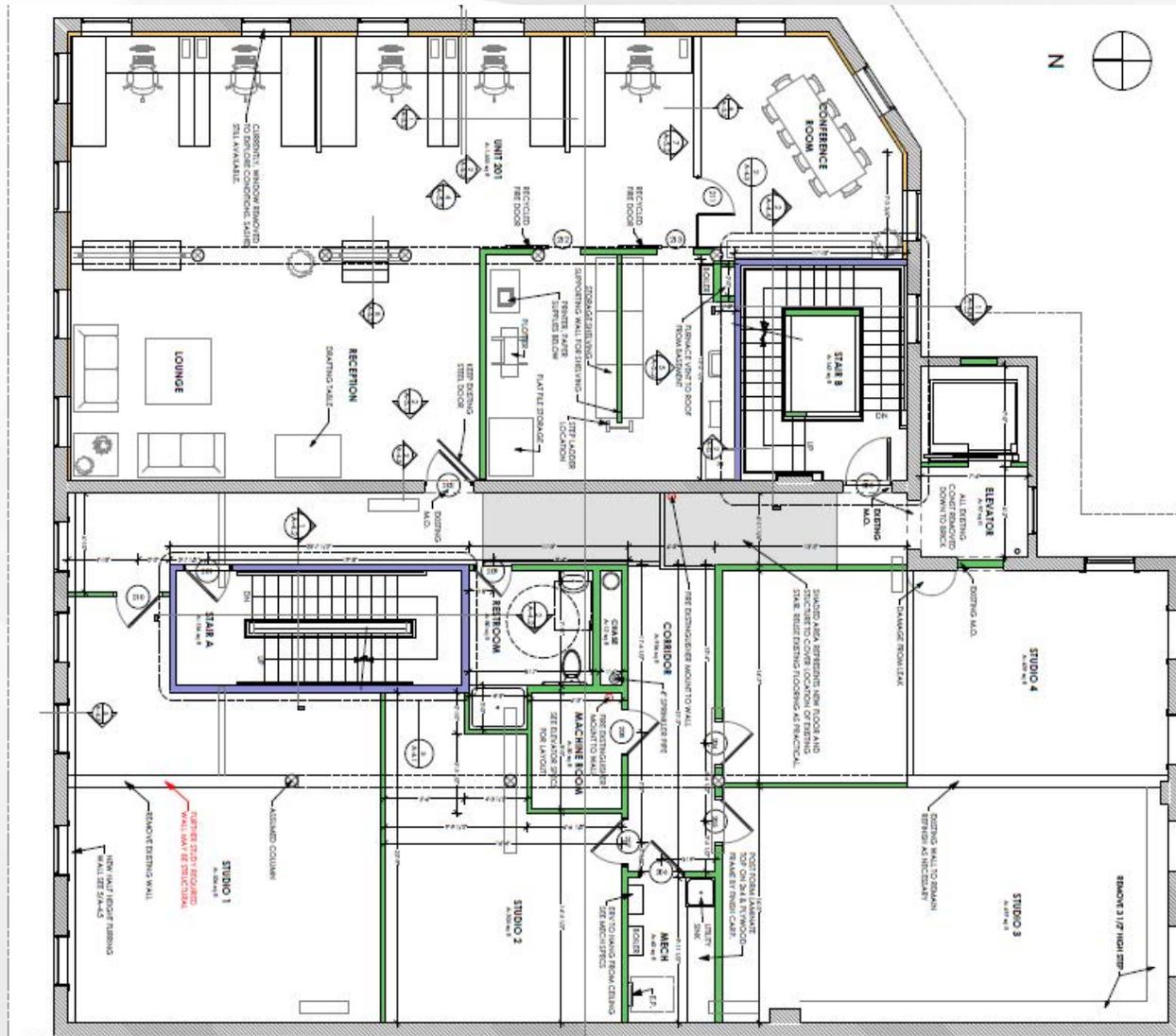


265 MAIN STREET - FIRST FLOOR



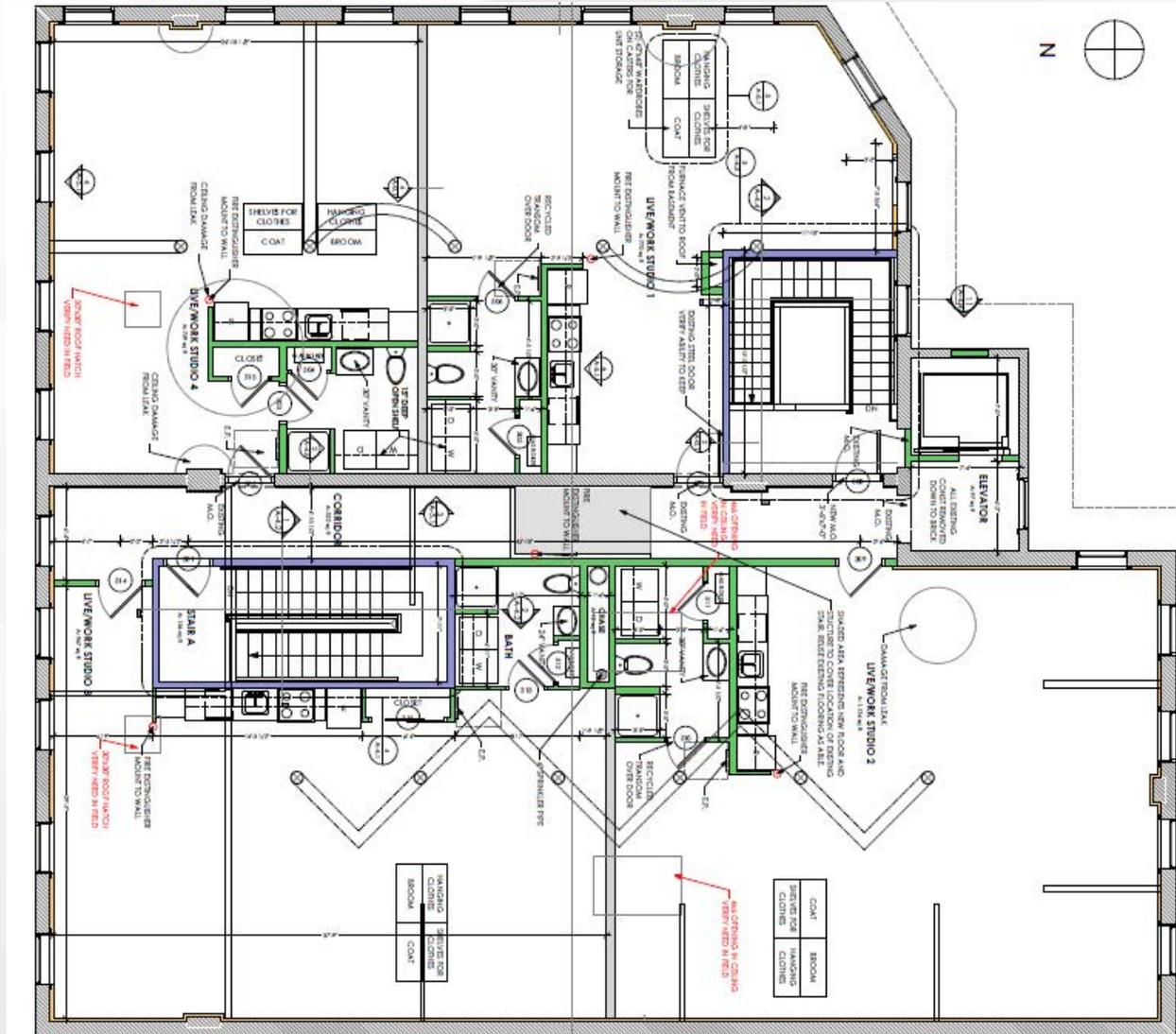


265 MAIN STREET - SECOND FLOOR





265 MAIN STREET - THIRD FLOOR





HIGHLIGHTS - 234 MAIN STREET

OWNER: 4A Property LLC

DEED: Book 8271, Page 182

ASSESSOR: Map 38, Lot 128

LOT SIZE: 0.13± AC

BUILDING SIZE: 17,375± SF

STORIES: Three (3)

CONSTRUCTION: Masonry

RESTROOMS: Two (2) in space

HVAC: Forced hot water; natural gas

UTILITIES: Municipal water & sewer

ELEVATOR: Yes

SPRINKLER: Yes

LAYOUT: Full kitchen & breakroom

SIGNAGE: In elevator lobby

PARKING: Available - See Broker

ZONING: MSRD-1



DOWNTOWN INVESTMENT PORTFOLIO

PROPERTY PHOTOS



234 MAIN STREET



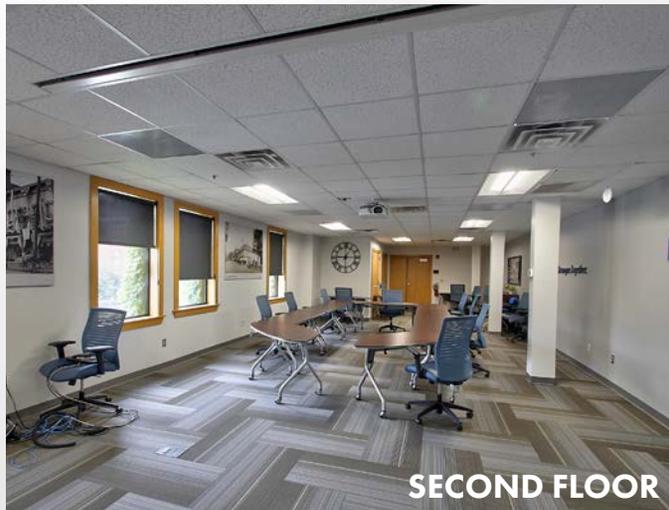
FIRST FLOOR



FIRST FLOOR



FIRST FLOOR



SECOND FLOOR



SECOND FLOOR



SECOND FLOOR



HIGHLIGHTS - 14 JEFFERSON STREET

OWNER: 4A Property LLC

DEED: Book 18743, Page 123

ASSESSOR: Map 38, Lot 137

LOT SIZE: 0.14± AC

PARKING: 31± parking spaces

ZONING: MSRD-1





180 MAIN STREET TENANT PROFILES



SPURWINK responds to community needs by providing behavioral health care, substance use disorder services and support services for people of all ages, abilities, and backgrounds, and their families. They partner collaboratively with the people they serve to develop individualized plans, services, and supports. They are committed to working with individuals and staff to reach the goals they have set for themselves.



THE HAIR GARDEN is a laid-back, luxury salon, where everyone feels included. They are a team of individual stylists that share a passion for an excellent client experience. They believe there is always something to learn and ways to improve. They each bring something different to the table and work together to achieve our individual goals.



BRICKYARD HOLLOW BREWING CO was established in Yarmouth, ME in 2018. What started as a tribute to our beloved town on the Maine coast has evolved into a multi-location operation offering traditional style craft beer, gourmet pizza, a full brewpub menu, dine-in service, patio dining, delivery services, canned beer, growlers to go, and more.



234 MAIN STREET TENANT PROFILES



COLLIERS ENGINEERING & DESIGN, an affiliate of Colliers, is a trusted provider of multi-discipline engineering and architecture, design and consulting services to public and private sector clients. They specialize in providing a comprehensive suite of services including civil/site, architecture, transportation, survey/geospatial, infrastructure, governmental, geotechnical/environmental, telecommunications, utilities/energy and project management.



TRILLIUM is Biddeford's premier boutique gift shop in the heart of the city. They offer quality gift items, featuring women owned, women made, US made and Fair Trade gift offerings. From garden decor to air plants, candles & cards, jewelry & clothing, you can find everything you need to fill your Home*Self*Soul.



DR. DEAN G. TOURIGNY is a dentist in Biddeford, Maine. He has expertise in cavities, root canals, extractions, crowns, dental check-ups, veneers, fillings and cleanings.



Attorneys At Law

WOODMAN EDMANDS was founded in 1985 by experienced attorneys who sought to establish a full-service practice with an atmosphere of teamwork, personal commitment, and client responsiveness. Over the years, Woodman Edmands has earned a reputation for consistently serving its clients throughout Maine and the Northeast with the highest degree of competency, expertise and efficiency.



265 MAIN STREET TENANT PROFILES



ELEMENTS is a specialty coffeeshop, bookstore, and local craft beer bar. It has been an anchor in downtown Biddeford since March 2013, serving high quality coffee drinks and local craft beer and wine; curating a high quality selection of used and like-new books for sale; and providing a safe and comfortable place for customers to meet, work, study, and enjoy weekly live music.



RE/MAX was founded in 1973 by Dave and Gail Liniger, with an innovative, entrepreneurial culture affording its agents and franchisees the flexibility to operate their businesses with great independence. Nobody in the world sells more real estate than RE/MAX, as measured by residential transaction sides.



GROUPS RECOVER TOGETHER was founded to make treatment for opioid addiction respectful, accessible, and affordable. Members are empowered to regain control of their lives with a proven, evidence-based model of buprenorphine (Suboxone) and weekly meetings.



HURST & COMPANY TATTOO is the leading tattoo shop in Biddeford. A Maine premier tattoo studio, redefining the entire tattoo experience as a whole. Their artists take pride in not only the art of tattooing but creating a welcoming environment with next level customer service. They thoroughly enjoy working with the community, local businesses and doing fundraising. Not only does Hurst & Company have 20+ years combined experience in the industry; they also have run successful studios in the area.



IV. DEMOGRAPHICS

5 MILE RADIUS

KEY FACTS

51,704

Population



Average Household Size

43.4

Median Age

\$67,789

Median Household Income

EDUCATION

4%

No High School Diploma



27%
High School Graduate



30%
Some College



38%
Bachelor's/Grad/Prof Degree

BUSINESS



2,003

Total Businesses



22,480

Total Employees

EMPLOYMENT



White Collar

65%



Blue Collar

23%



Services

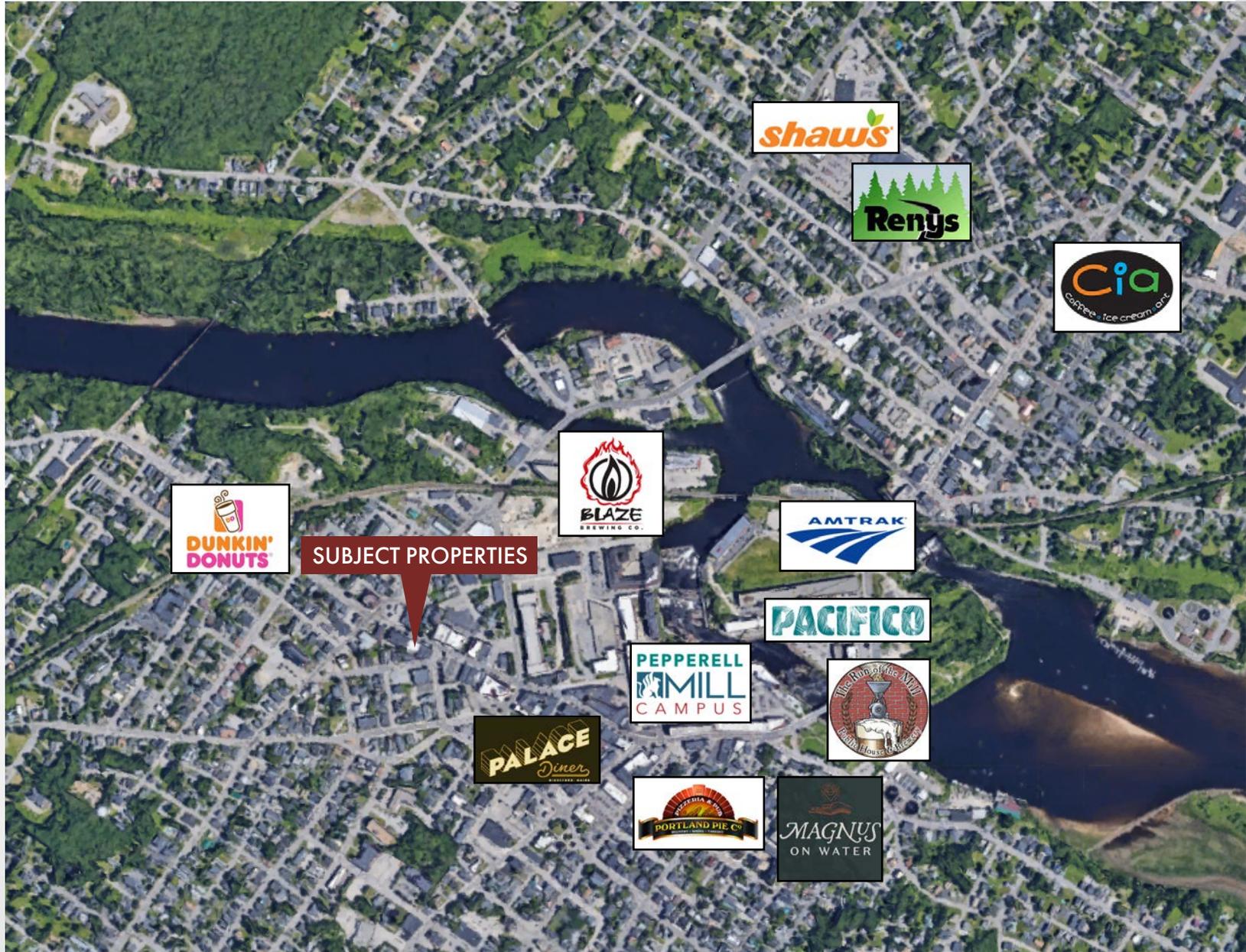
12%

2.8%

Unemployment Rate

DOWNTOWN INVESTMENT PORTFOLIO

V. AERIAL



DOWNTOWN INVESTMENT PORTFOLIO



For questions and inquiries, contact:

Brandon Mitchell
207.358.7057 D
207.415.7982 C
brandon@malonecb.com

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