



**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:	\$12.00 per year (NNN)
NUMBER OF UNITS:	2
AVAILABLE SF:	4,000 SF
LOT SIZE:	1.84 Acres
BUILDING SIZE:	8,800 SF
NOI:	\$77,525.34
CAP RATE:	9.7%

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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.

Situated on busy Route 302 with over 11,000 vehicles per day, 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
- Investment or owner-occupy option

## ADDITIONAL PHOTOS



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# INCOME & EXPENSES PROFORMA

## INCOME SUMMARY

MEDICAL MARIJUANA TENANT (ACTUAL)	\$54,000
VACANT SPACE (ESTIMATE)	\$45,000
<b>GROSS INCOME</b>	<b>\$99,000</b>

## EXPENSES SUMMARY

PROPERTY TAXES 2024-2025 (ACTUAL)	\$4,815
MAINTENANCE & REPAIRS 5% (ESTIMATE)	\$4,730
RESERVE 5% (ESTIMATE)	\$4,730
INSURANCE (ACTUAL)	\$7,200
<b>OPERATING EXPENSES</b>	<b>\$21,475</b>
<b>NET OPERATING INCOME</b>	<b>\$77,525</b>

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# FINANCIAL SUMMARY PROFORMA

## INVESTMENT OVERVIEW

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PRICE	\$799,000
PRICE PER SF	\$91
CAP RATE	9.70%

## OPERATING DATA

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GROSS SCHEDULED INCOME	\$99,000
OPERATING EXPENSES	\$21,475
NET OPERATING INCOME	\$77,525

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# DEMOGRAPHICS MAP & REPORT

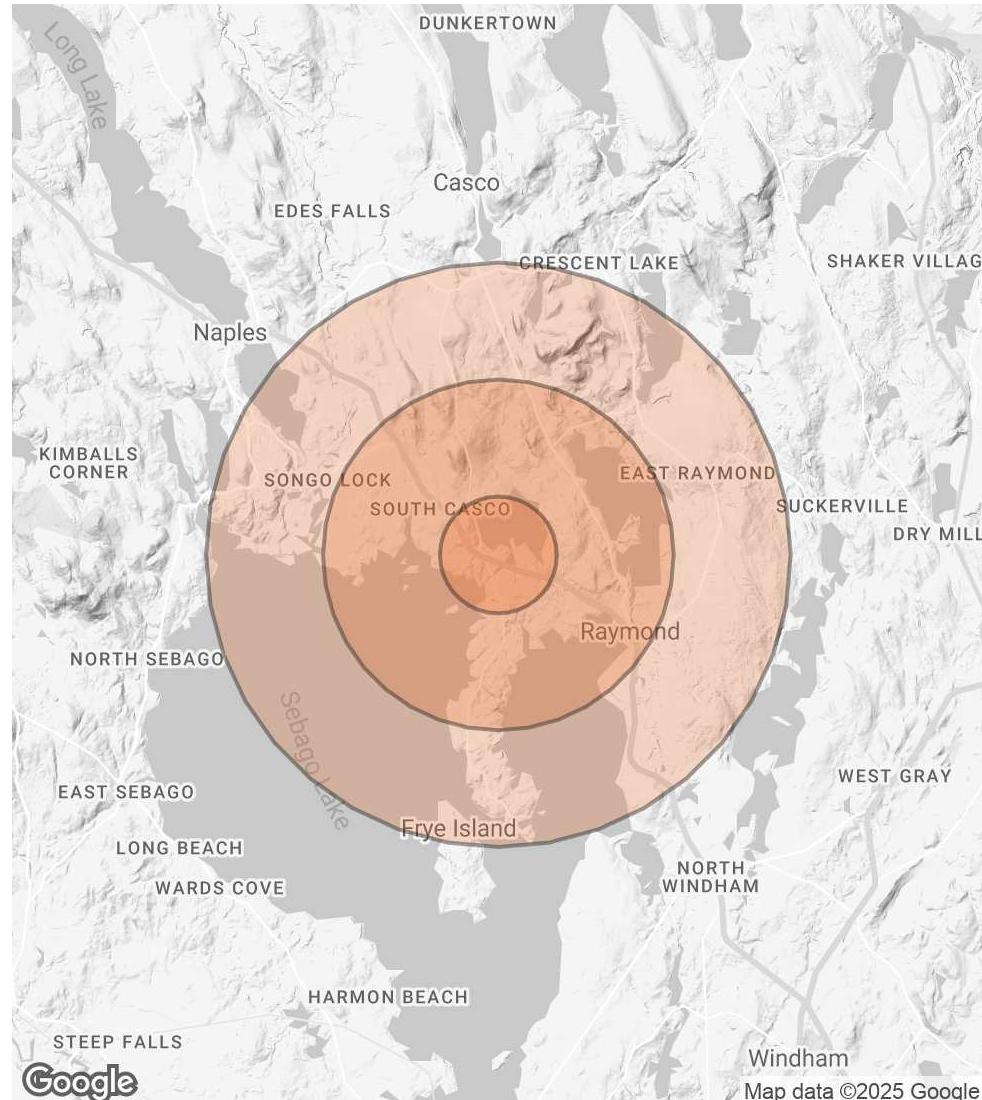
## POPULATION

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

## HOUSEHOLDS & INCOME

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

Demographics data derived from AlphaMap



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