



For Sale

# 100% NNN Leased Investment

## Mike Cobb

Managing Director  
+1 207 712 9318  
m.cobb@colliers.com

## Abby Woodman

Associate  
+1 207 272 6393  
abby.woodman@colliers.com



217 Commercial Street, Suite 201  
Portland, ME 04101  
+1 207 560 8000  
colliers.com/maine

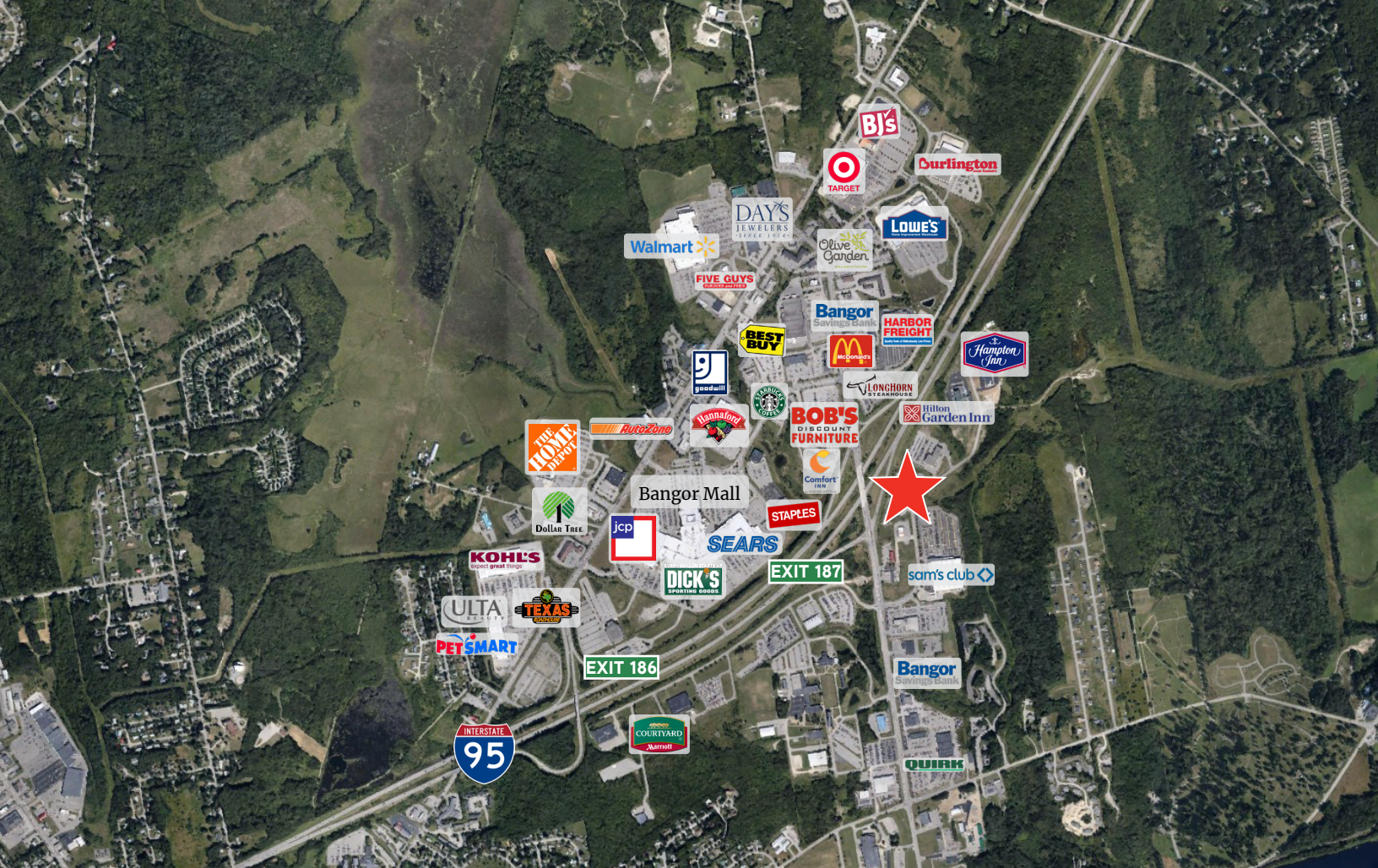
## 120 Haskell Road Bangor, ME

### Investment Overview

- Fully NNN leased investment opportunity with long-term tenant Denny's, a well-known American diner-style restaurant chain, leased through April 2028
- 3,262± SF retail/restaurant building on 2.01± acres featuring the iconic "Classic Diner" stainless steel exterior, a rare design from Denny's late 90's retro rollout, unlike the standard beige locations, the property retains the distinctive vintage facade
- Competitive breakfast destination attracting local patrons, travelers, regional shoppers, and students alike
- Great location right off I-95, Exit 187, a nearby hotel cluster, and less than 2 miles from the Bangor Mall and Hollywood Casino

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## Specifications

Address:	120 Haskell Road
Location:	Bangor, ME 04401
Building Type:	Retail/restaurant
Year Built:	1998
Total Building SF:	3,262±
Floors:	1
Acreage:	2.01±
Road Frontage:	60'± on Haskell Road
Utilities:	Municipal water & sewer Packaged HVAC
Zoning:	General Commercial
Parking:	80 on-site spaces
2025 Taxes:	\$15,483.96
List Price:	\$1,900,000



*Submit NDA for  
Offering Memorandum*



**NNN Leased**



**Cap Rate: 9.64%**



**NOI: \$183,226.32**



**Lease Term:  
April 2028**



**Colliers** | 217 Commercial Street, Suite 201, Portland, ME 04101  
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