

FOR SALE | CENTRAL MAINE INVESTMENT OPPORTUNITY

46 First Park Drive | Oakland, ME



FULLY LEASED OFFICE BUILDING

- Five unit 11,760± RSF building situated on 3.78± acres
- Ideal opportunity for investors
- Part of the Kennebec Regional Development Authority
- Established tenants with long-term occupancy and reliable cash flow
- Located in The First Park Commerce and Technology Center, Oakland's premier commercial hub
- Near Waterville's Regional executive airport and Intermodal Depot
- Excellent regional access immediately off I-95, close to all Central Maine locations, including Colby College, Colby College Museum of Art, and an hour to either Portland or Bangor
- Well-kept property offering a low-maintenance investment opportunity with long-term appeal

SALE PRICE: \$2,250,000



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PROPERTY SUMMARY

46 First Park Drive | Oakland, ME



OWNER: Sims, LLC

DEED: Book 13785, Page 134-139

ASSESSOR: Map 6, Lot 104

LOT SIZE: 3.78± AC

BUILDING SIZE: 11,760± RSF

YEAR BUILT: 2002

CONSTRUCTION: Wood frame

AMENITIES: Irrigation system
Heated walkway

ROOF: Membrane; Shingle

FRONTAGE: 750'± on First Park Dr.
(Estimated)
336.63'± on Highland Dr.

SIDING: Brick/stone

FLOORING: Carpet, tile, wood

ELECTRICITY: Circuit breakers

ELEVATOR: One (1)

HVAC: Central air; Natural gas
Propane for generator on
2nd floor

UTILITIES: Public sewer and water

RESTROOM: Multiple per floor

SPRINKLER: Yes

SIGNAGE: On building and pylon on
First Park Dr

PARKING: Ample on-site

PROPERTY TAXES: \$27,400

ANNUAL PARK FEES: \$500

SALE PRICE: \$2,250,000



RENT ROLL

46 First Park Drive | Oakland, ME



46 FIRST PARK DRIVE, OAKLAND PARK RENT ROLL

TENANT	RENTABLE SQAURE FEET	MONTHLY BASE RENT	ANNUAL BASE RENT
Dirigo Wealth Management / LPL Financial	2,350 SF	\$2,937.50	\$35,250.00
Kennebec Regional Development Authority	522 SF	\$1,113.00	\$13,356.00
MaineHealth	3,366 SF	\$6,815.00	\$81,780.00
O'Keefe Law, PA	522± SF	\$1,113.00	\$13,356.00
One River CPAs	5,000 SF	\$6,666.66	\$79,999.92
TOTAL	11,760± SF	\$18,645.16	\$223,741.92

EXPENSE INFORMATION

2025 Estimated Total Non-Reimbursable Expenses	\$42,000.00
Projected Net Operating Income	\$181,750.00±

* See broker for detailed rent roll and expenses



PHOTOS

46 First Park Drive | Oakland, ME



AERIAL PHOTOS

46 First Park Drive | Oakland, ME



3-MILE DEMOGRAPHICS

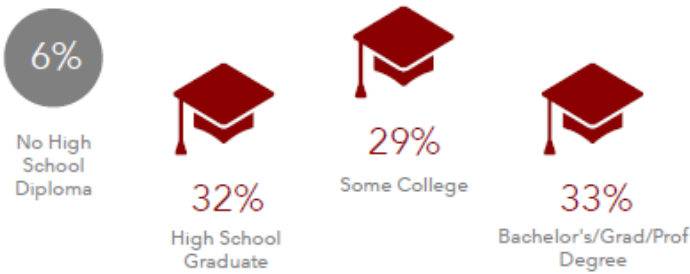
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KEY FACTS



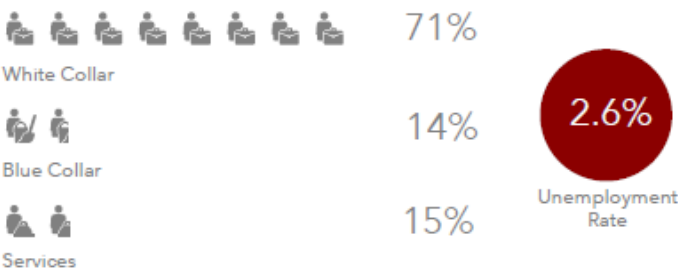
EDUCATION



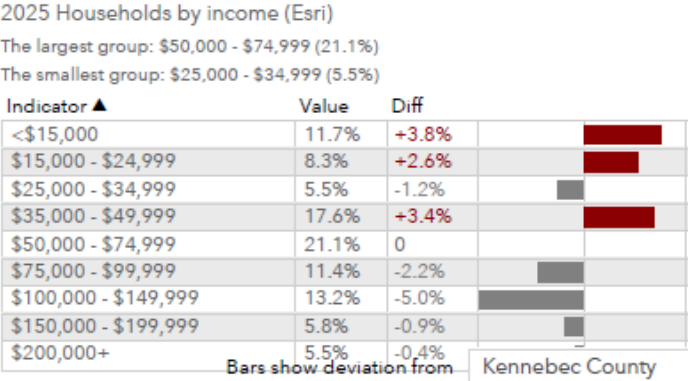
BUSINESS



EMPLOYMENT



INCOME



5-MILE DEMOGRAPHICS

46 First Park Drive | Oakland, ME



KEY FACTS

33,555

Population

42.5

Median Age

2.1

Average Household Size

\$59,484

Median Household Income

EDUCATION

6%

No High School Diploma



33%

High School Graduate



31%

Some College



30%

Bachelor's/Grad/Prof Degree

BUSINESS



1,381

Total Businesses



18,873

Total Employees

EMPLOYMENT



White Collar

70%



Blue Collar

17%



Services

13%

2.8%

Unemployment Rate

INCOME



\$59,484

Median Household Income



\$35,123

Per Capita Income



\$150,186

Median Net Worth

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (20.7%)

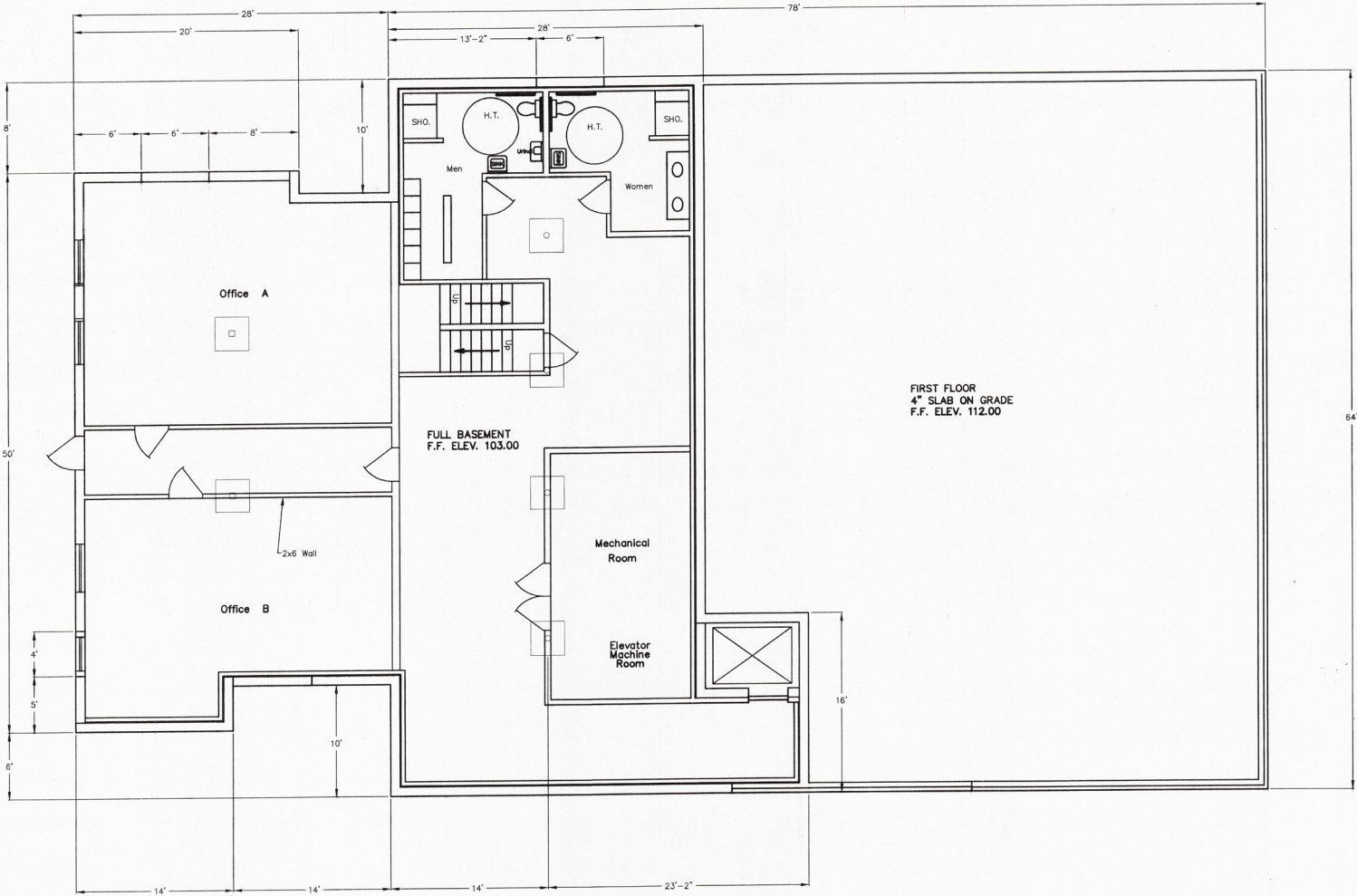
The smallest group: \$200,000+ (5.3%)

Indicator ▲	Value	Diff	
<\$15,000	10.4%	+2.5%	
\$15,000 - \$24,999	7.3%	+1.6%	
\$25,000 - \$34,999	6.4%	-0.3%	
\$35,000 - \$49,999	16.3%	+2.1%	
\$50,000 - \$74,999	20.7%	-0.4%	
\$75,000 - \$99,999	12.0%	-1.6%	
\$100,000 - \$149,999	15.7%	-2.5%	
\$150,000 - \$199,999	6.0%	-0.7%	
\$200,000+	5.3%	-0.6%	

Bars show deviation from Kennebec County

GROUND LEVEL FLOOR PLAN

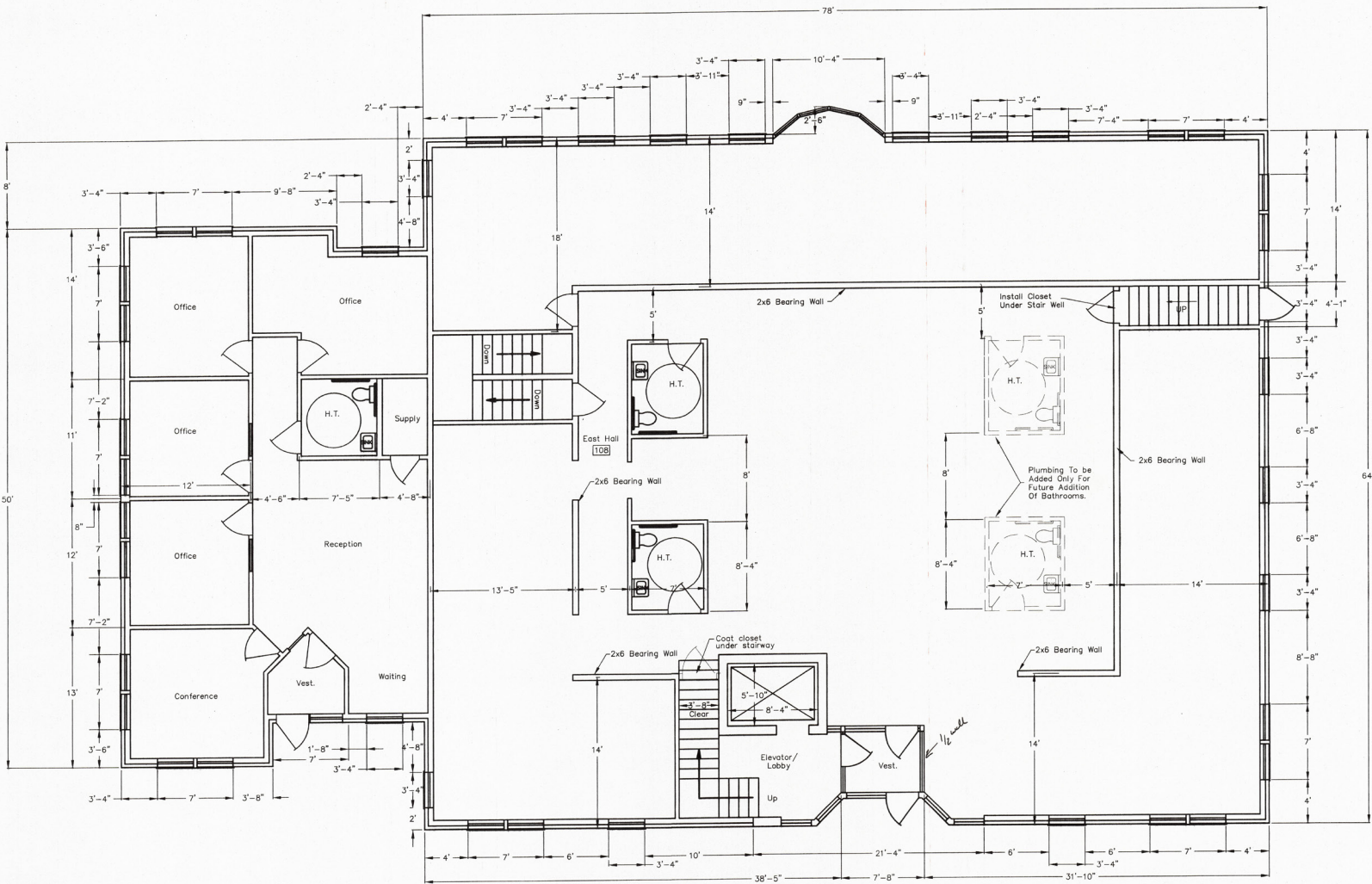
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GROUND LEVEL PLAN
SCALE: 3/16" = 1'-0"

*Existing conditions may vary slightly

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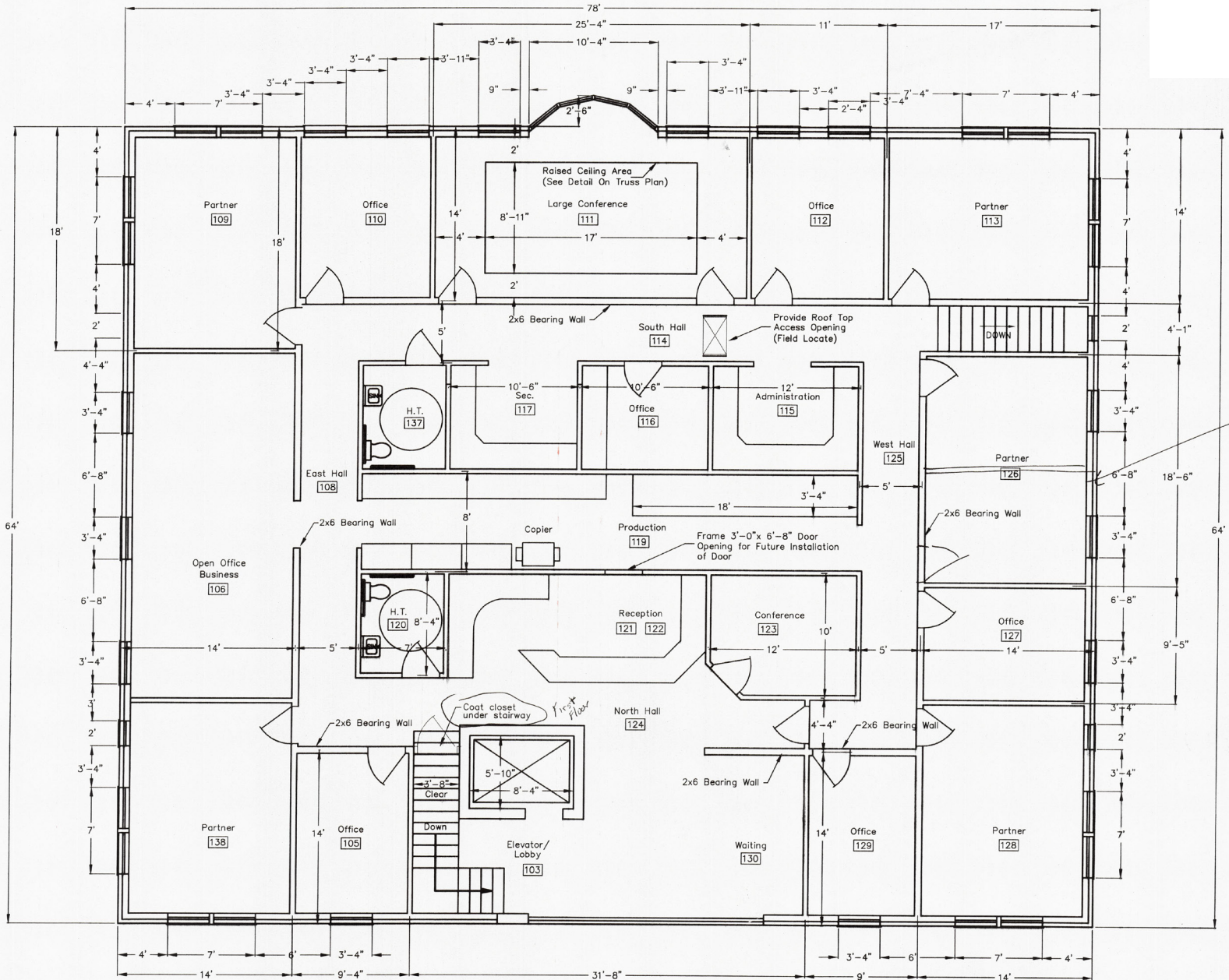


SCALE: 3/16" = 1'-0"

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SECOND FLOOR PLAN

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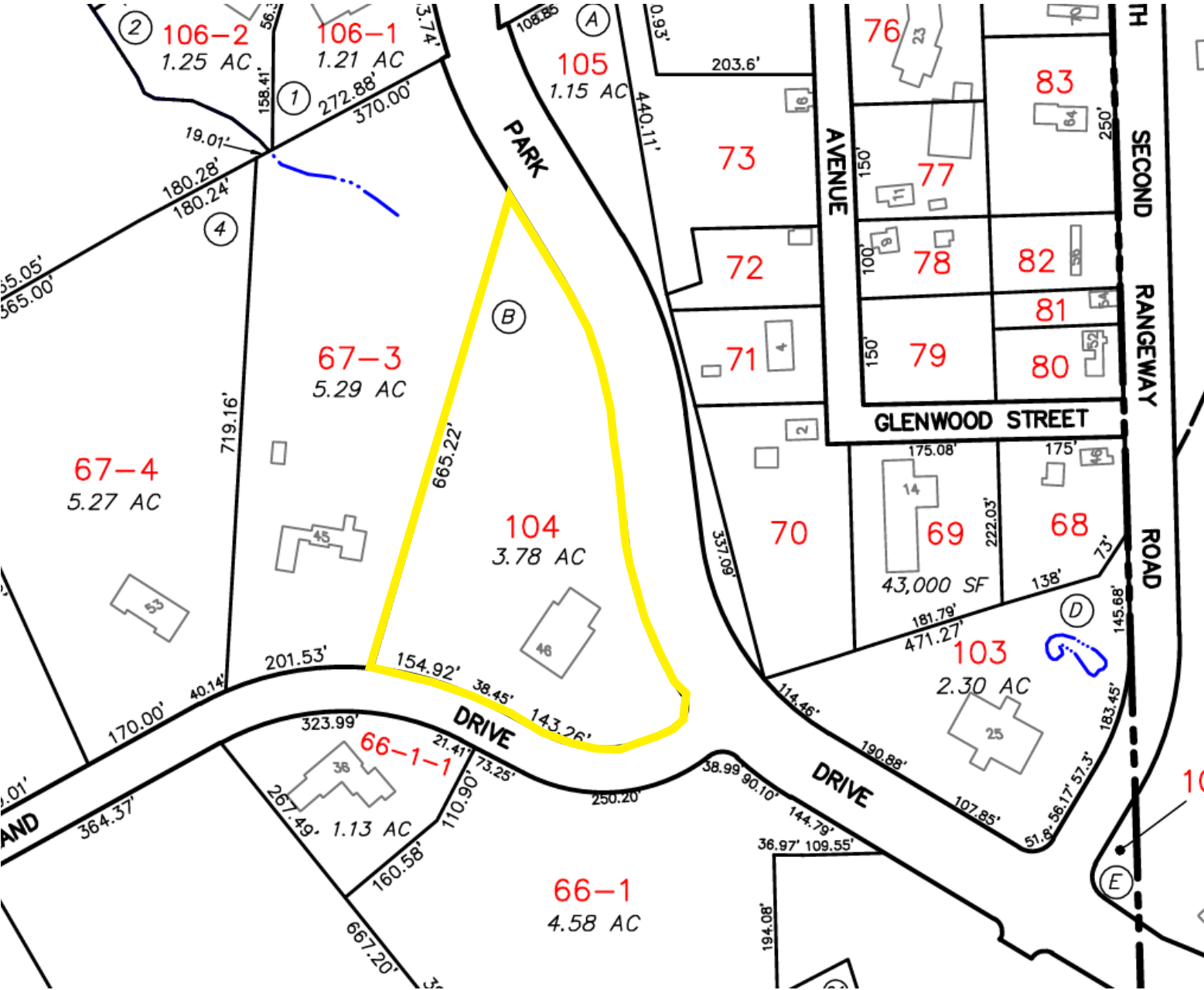
SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

*Existing conditions may vary slightly

TAX MAP

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