

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

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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



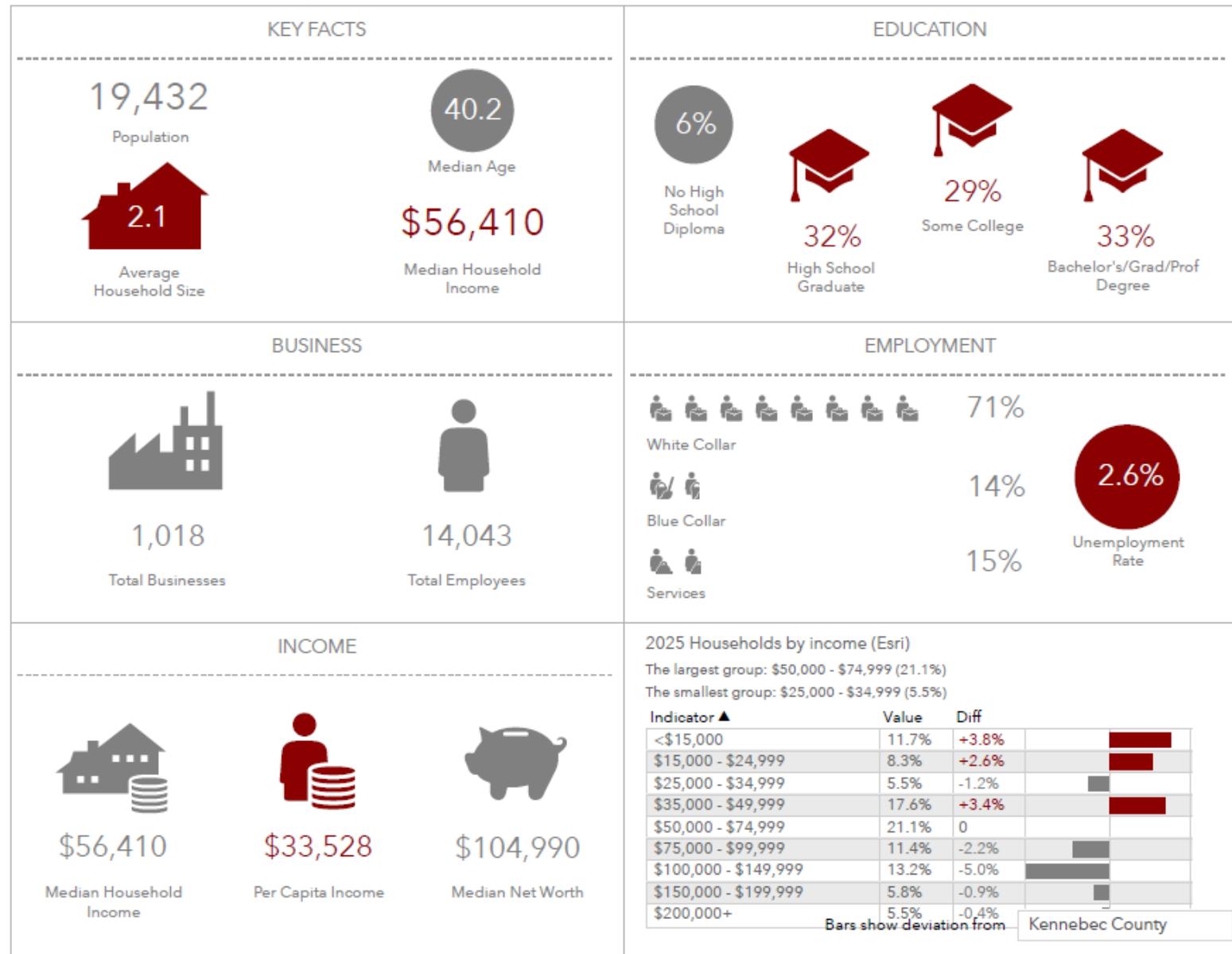
AERIAL PHOTOS

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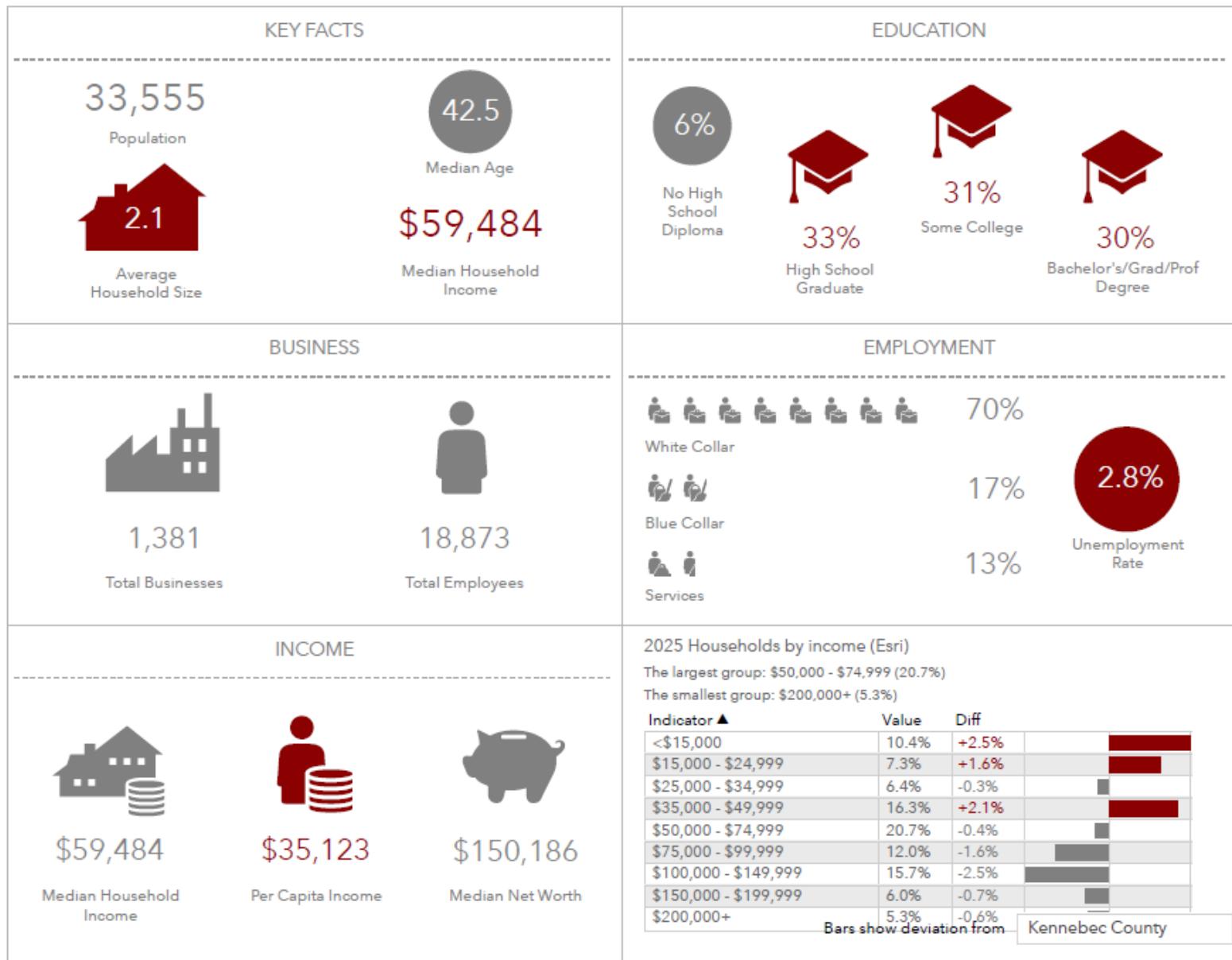
3-MILE DEMOGRAPHICS

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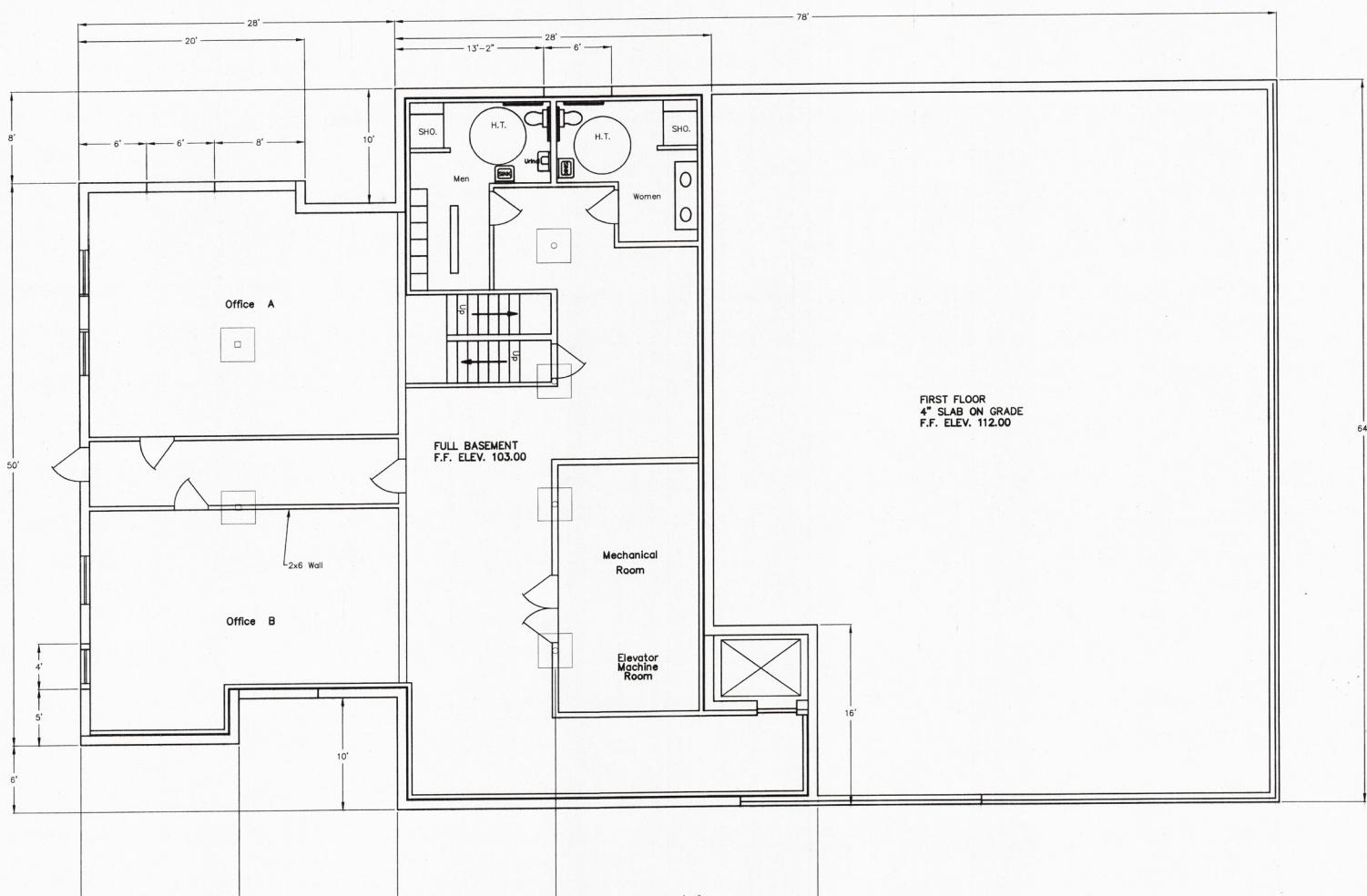
5-MILE DEMOGRAPHICS

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GROUND LEVEL FLOOR PLAN

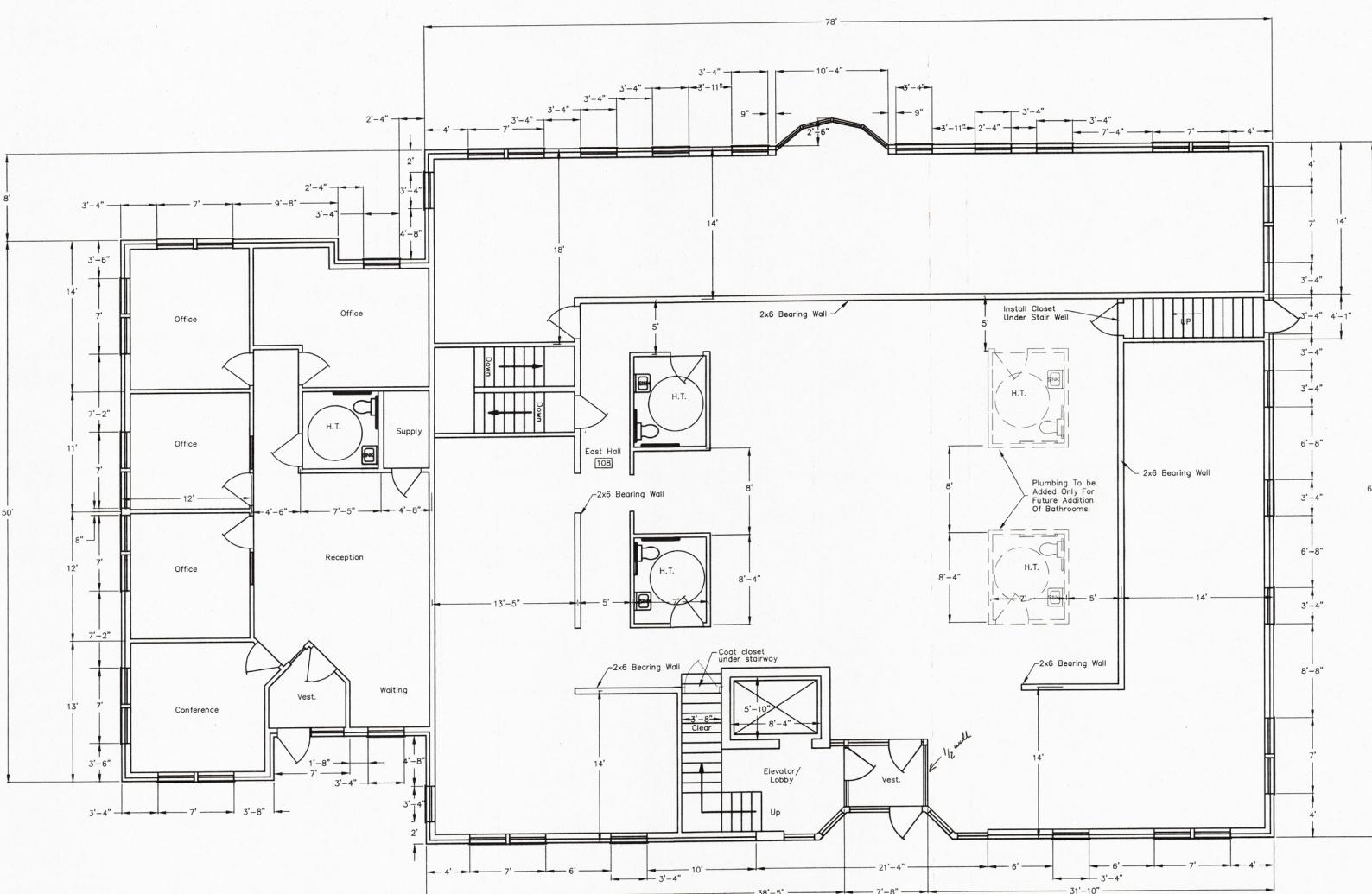
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*Existing conditions may vary slightly

FIRST FLOOR PLAN

46 First Park Drive | Oakland, ME



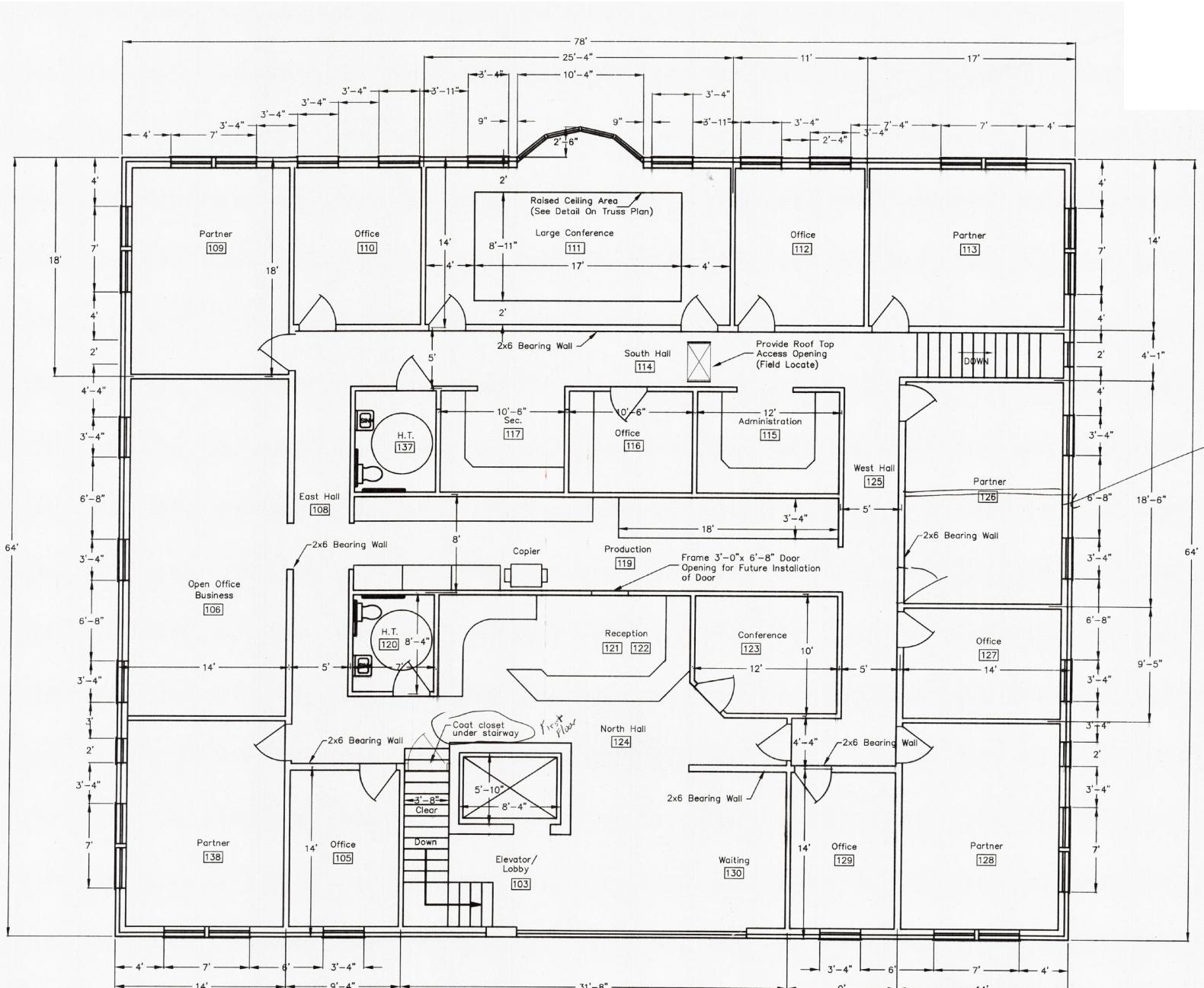
FIRST FLOOR PLAN

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

*Existing conditions may vary slightly

SECOND FLOOR PLAN

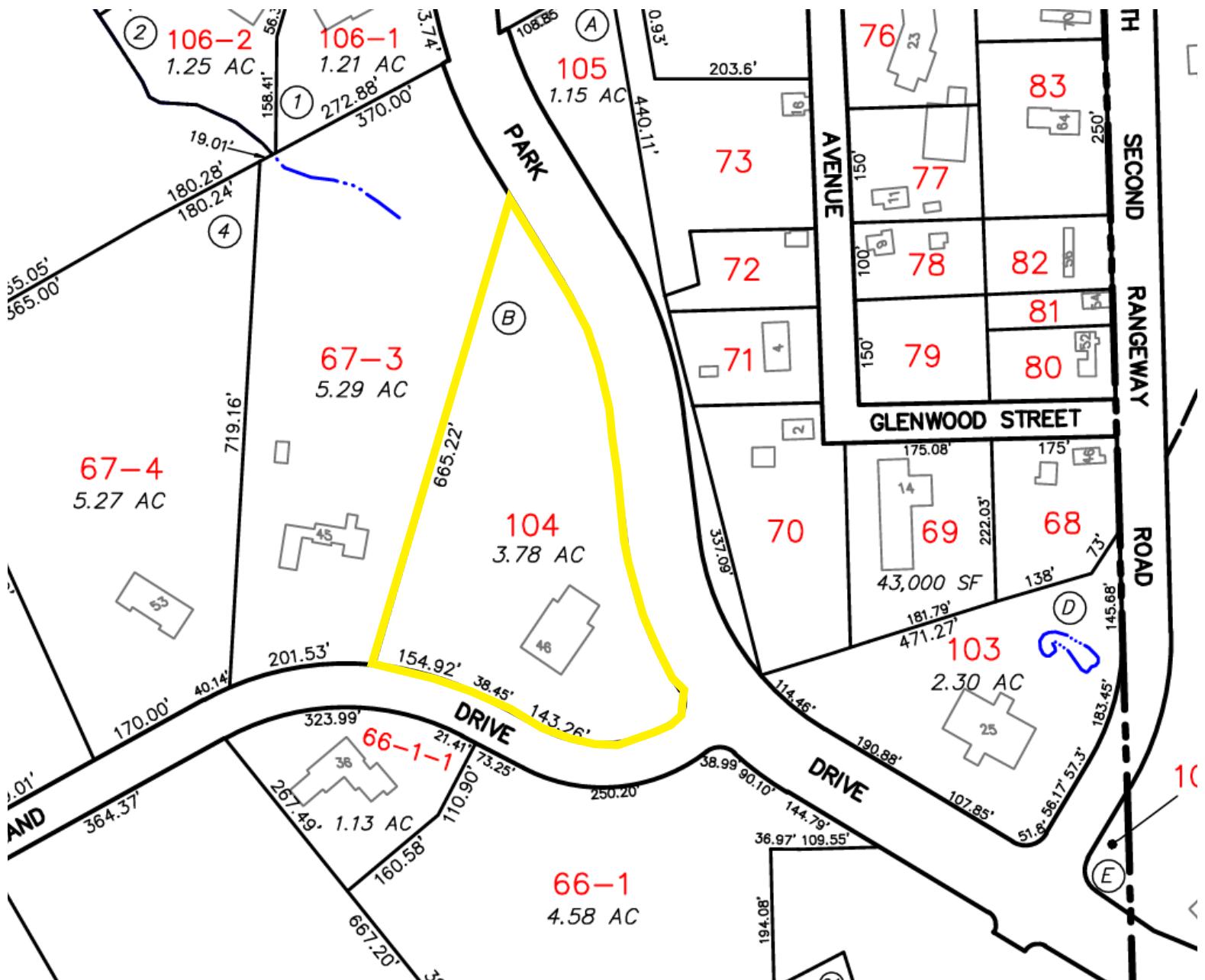
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TAX MAP

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