

FOR SALE

NET LEASED 8-BED RESIDENTIAL CARE FACILITY

60 CARMEL ROAD SOUTH, HAMPDEN, ME 04444

PROPERTY HIGHLIGHTS

- Single-tenant net leased investment opportunity with a small-scale residential care facility.
- Built in 2003 (renovated in 2019); code compliant full sprinkler system
- Fully licensed individual operator, income derived from MaineCare and Medicare reimbursements.
- Operator ready to execute five (5) year NNN lease with 3% annual escalators.
- NOI: \$48,000 (8.72% cap rate)
- Sale Price: \$550,000




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PROPERTY DETAILS

OWNER	Riverview Properties, LLC
ASSESSOR'S REFERENCE	Map 1, Lot 34-E1
DEED REFERENCE	Book 17784, Page 218
ZONING	Rural
TOTAL LAND AREA	3.39± acres
BUILDING SIZE	2,544± SF
NUMBER OF STORIES	One (1)
YEAR BUILT	2003 (renovated in 2019)
SPRINKLER SYSTEM	Dry system
HEATING TYPE	Radiant floor heat (propane)
UTILITIES	Private water & sewer
POWER	Single phase
PARKING	Unpaved parking around building
HIGHWAYS, EXITS, AIRPORTS	Less than 5 miles from Exit 174 of the Maine Turnpike, Bangor International Airport
LEASE TERMS	5-year, NNN, \$4,000/mo, 3% annual escalators. Landlord responsible for roof and structure.
ANNUAL R.E. TAXES	\$6,541.97 (2025-2026)
SALE PRICE	\$550,000

CONTACT US

**ROY DONNELLY**

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