

FOR SALE | DOWNTOWN FREEPORT INVESTMENT PROPERTY

5 DEPOT STREET, FREEPORT, ME 04032



PROPERTY HIGHLIGHTS

Fully stabilized, multi-tenant investment property in the heart of Downtown Freeport.

- 97.6% occupied with nine (9) tenants across 20,741± SF of leasable space
- Renovated in 2019 – significant mechanical system upgrades, electrical upgrades, common areas, and LED lighting in most areas
- Prime downtown location steps from LL Bean, Freeport Village shops, and free covered parking
- Sale Price: \$2,700,000





PROPERTY DETAILS

OWNER OF RECORD	22 Monument Square, LLC	
ASSESSOR'S REF	Map 10, Lot 24	
BOOK/PAGE	34759 / 0323	
LOT SIZE	0.88± AC	
BUILDING SIZE	24,799± SF per assessor	
YEAR BUILT	1985; Renovated 2019	
# STORIES	Two (2)	
PARKING	Free, covered parking	
UTILITIES	Municipal water & sewer	
HVAC	Heat pumps and natural gas boiler with ground-mounted cooling tower	
SPRINKLER	Dry System	
POWER	Three Phase	
RESTROOMS	Shared in common with other tenants (includes shower); ADA accessible	
LIGHTING	New LED lighting in most areas in 2019	
OCCUPANCY	97.6%	
ANNUAL INCOME	\$320,118.00	
ANNUAL R.E. TAXES	\$28,658.82 (2025 actual per P&L)	
ASSESSED VALUE	\$360,400	Land
	\$1,743,200	Building
	<u>\$2,103,600</u>	Total

SALE PRICE \$2,700,000

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BUILDING TENANTS

Tenant	Unit	SF	Annual Rent	Lease Expiration
Freeport Knife / Casco Bay Cutlery	Unit 11	3,369± SF	\$ 46,800.00	03/31/2028
FreeportWerkes	Unit 12	3,290± SF	\$ 51,848.34	11/30/2028
Wildflower Floral Design - <i>Extension Pending</i>	Unit 13	1,743± SF	\$ 23,100.00	08/31/2027
Edward Jones	Unit 14	1,165± SF	\$ 22,247.88	11/30/2028
Shondra Jin Skin - <i>Extension Pending</i>	Unit 14A	440± SF	\$ 8,280.00	08/31/2026
Cadenza	Unit 15	2,460± SF	\$ 38,200.73	12/31/2028
MacFarland-Johnson Inc.	Unit 21	3,174± SF	\$ 54,000.00	09/30/2026
Criterion Engineers	Unit 23	4,600± SF	\$ 75,141.00	12/31/2028
ATM	Unit E	---	\$ 500.00	---



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FIRST FLOOR

SHONDRA JIN SKINCARE
440± SF

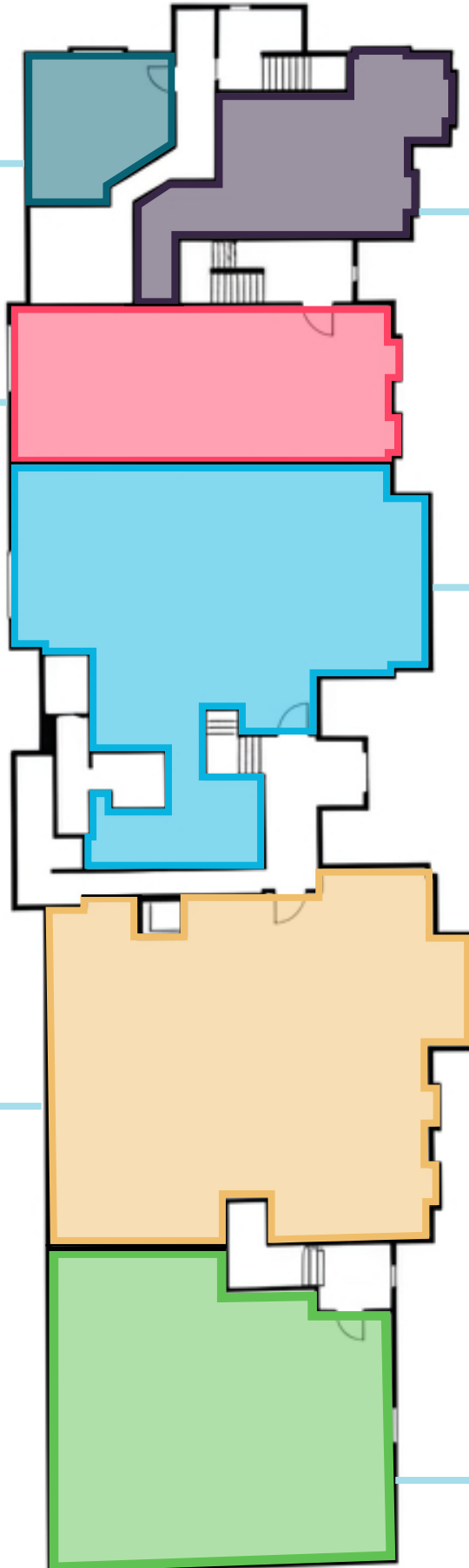
EDWARD JONES
1,165± SF

WILDFLOWERS
1,743± SF

CADENZA
2,460± SF

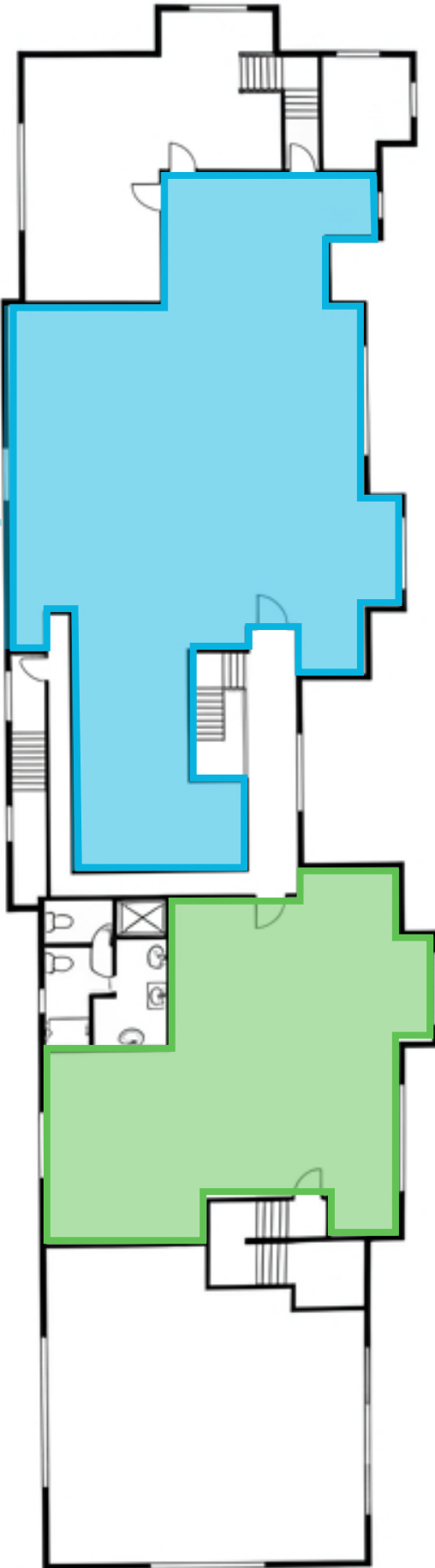
FREEPORT WORKES
3,290± SF

CASCO BAY CUTLERY
3,369± SF





SECOND FLOOR



CRITERIUM ENGINEERS
4,600± SF

MACFARLAND JOHNSON
3,174± SF

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CONTACT US



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