



THE BOULOS
COMPANY



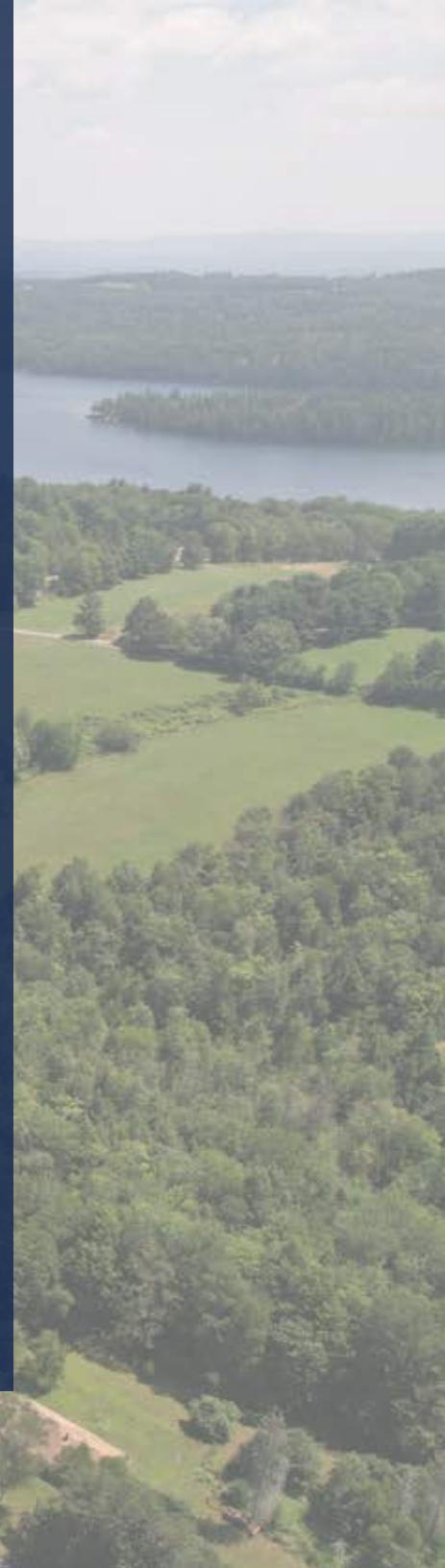
FOR SALE

MULTI-TENANT COMMERCIAL
INVESTMENT OPPORTUNITY

502-510 BELFAST-AUGUSTA ROAD, LIBERTY, ME 04949



PROPERTY HIGHLIGHTS



- The property features two long-term retail tenants with under market rents and a freestanding 28-unit self-storage facility, offering diversified revenue streams
- The site is strategically located on a major route between Augusta and Belfast, benefiting from high traffic volumes and excellent visibility
- Neighboring businesses & amenities include Circle K, Lake St. George Apartments, Lake St. George Brewing Company, and Lake St. George State Park among others.
- New roof installed in 2019, reducing near-term capital expenditure concerns
- **Sale Price: \$510,000 (7.54% Cap Rate)**

PROPERTY DETAILS

OWNER	West 207, LLC	HEATING/COOLING	Gas; bottled propane
BOOK & PAGE	Book 4572, Page 297	WATER/SEWER	Well water & septic sewer
ASSESSOR'S REFERENCE	008-060-A	PARKING	35± on-site parking spaces
TOTAL BUILDING SIZE	9,198± SF	AREA BUSINESSES	Irving, Crave, Lake St. George Brewing, Fountain Storage
LOT SIZE	2.0± Acres	OCCUPANCY RATE	100%
YEAR BUILT	1980	CAP RATE	7.54%
LOT FRONTAGE	195'	REAL ESTATE TAXES	\$6,650.43/year (FY 2024/2025)
TRAFFIC COUNT	4,730 AADT (2023-MaineDOT)	SALE PRICE	\$510,000

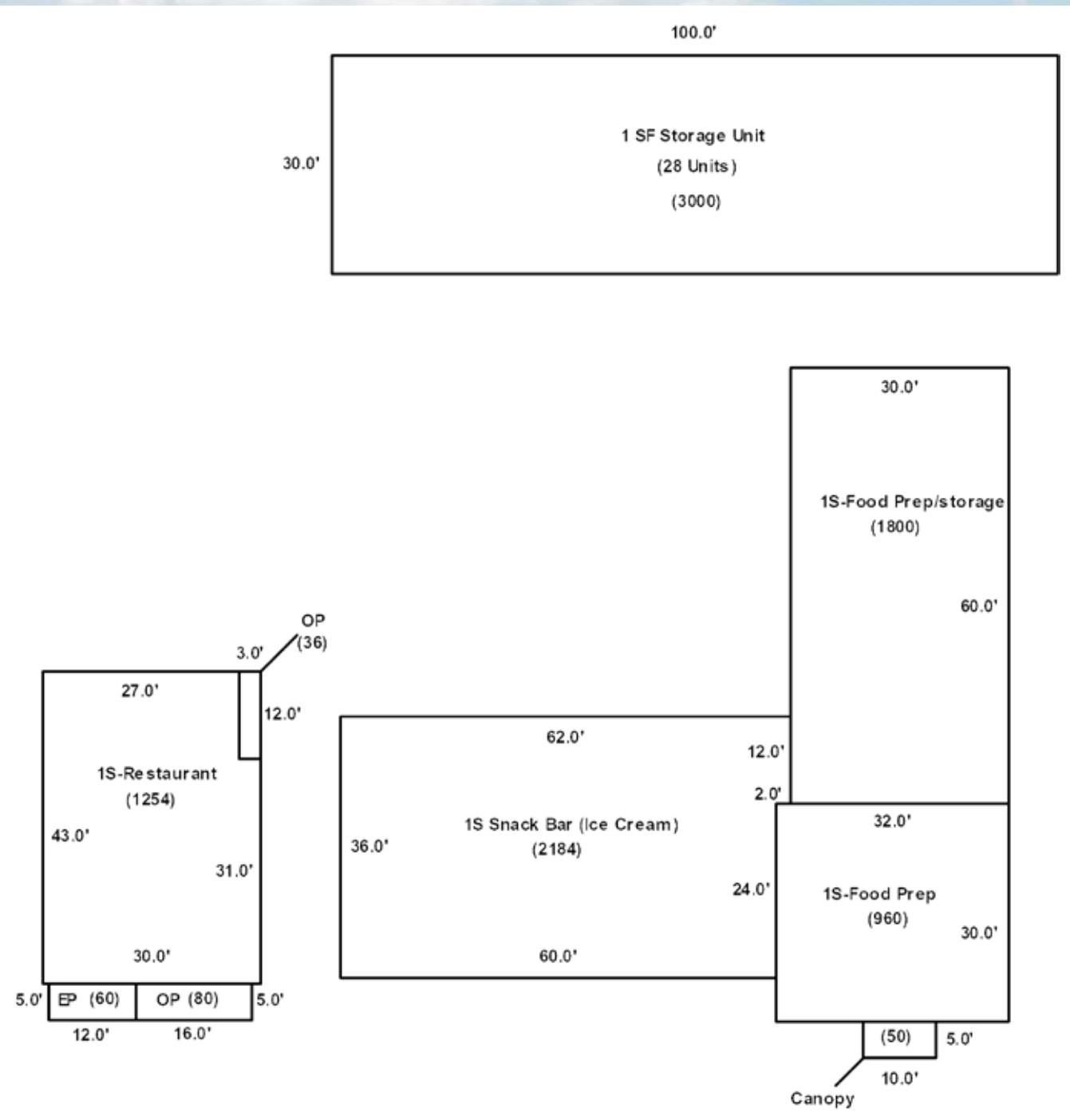
PROPERTY PHOTOS



PROPERTY PHOTOS



FLOOR PLANS



FINANCIALS

502-510 BELFAST-AUGUSTA ROAD, LIBERTY

Income

Storage Rental Income (28 Units)	\$	19,200.00
Lori's Café Rental Income (1,289± SF)	\$	14,522.88
John's Ice Cream Rental Income (4,944± SF)	\$	27,598.32

Total Income \$ **61,321.20**

Operating Expenses

Taxes	\$	(6,650.43)
Insurance	\$	(3,867.00)
Landscaping	\$	(1,353.04)
Snow Plowing	\$	(3,180.00)
Repairs/Maintenance	\$	(2,927.68)
Vacancy & Reserves (3%)	\$	(1,839.64)
Est. Management (5%) (Seller Currently self-manages)	\$	(3,066.06)

Total Expenses \$ **(22,883.85)**

NOI \$ **38,437.35**

Purchase Price \$ **510,000.00**

Cap Rate **7.54%**



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