



For Sale

100% NNN Leased Investment

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120 Haskell Road Bangor, ME

Investment Overview

- Fully NNN leased investment opportunity with long-term tenant Denny's, a well-known American diner-style restaurant chain, leased through April 2028
- 3,262± SF retail/restaurant building on 2.01± acres featuring the iconic "Classic Diner" stainless steel exterior, a rare design from Denny's late 90's retro rollout, unlike the standard beige locations, the property retains the distinctive vintage facade
- Competitive breakfast destination attracting local patrons, travelers, regional shoppers, and students alike
- Great location right off I-95, Exit 187, a nearby hotel cluster, and less than 2 miles from the Bangor Mall and Hollywood Casino

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.



Specifications

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|--------------------|--|
| Address: | 120 Haskell Road |
| Location: | Bangor, ME 04401 |
| Building Type: | Retail/restaurant |
| Year Built: | 1998 |
| Total Building SF: | 3,262± |
| Floors: | 1 |
| Acreage: | 2.01± |
| Road Frontage: | 60'± on Haskell Road |
| Utilities: | Municipal water & sewer Packaged HVAC |
| Zoning: | General Commercial |
| Parking: | 80 on-site spaces |
| 2025 Taxes: | \$15,483.96 |
| List Price: | \$1,900,000 \$1,800,000 |



Submit NDA for
Offering Memorandum



NNN Leased



Cap Rate: 10.18%



NOI: \$183,226.32



Lease Term:
April 2028



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Non-Disclosure Agreement

The undersigned acknowledges that Colliers | Maine ("Colliers") has furnished to the undersigned potential Buyer and/or Buyer's Broker ("Buyer") certain proprietary data ("Confidential Information") relating to the business affairs and operations of the following for **120 Haskell Road, Bangor, ME**.

It is acknowledged by Buyer that the information provided by Colliers is confidential; therefore, Buyer agrees not to disclose it and not to disclose that any discussions or contracts with Colliers or **Robert and Lila Walz Revocable Trust** have occurred or are intended, other than as provided for in the following paragraph.

It is acknowledged by Buyer that information to be furnished is in all respects confidential in nature, other than information which is in the public domain through other means and that any disclosure or use of same by Buyer, except as provided in this agreement, may cause serious harm or damage to **Robert and Lila Walz Revocable Trust**, and its owners and officers. Therefore, Buyer agrees that Buyer will not use the information furnished for any purpose other than as stated above, and agrees that Buyer will not either directly or indirectly by agent, employee, or representative, disclose this information, either in whole or in part to any third party; provided, however that (a) information furnished maybe disclosed only to those directors, officers and employees of Buyer and to Buyer's advisors or their representatives who need such information for the purpose of evaluating any possible transaction (it being understood that those directors, officers, employees, advisors and representatives shall be informed by Buyer of the confidential nature of such information and shall be directed by Buyer to treat such information confidentially), and (b) any disclosure of information may be made to which Colliers consents in writing. At the close of negotiations, Buyer will return to Colliers all records, reports, documents, and memoranda furnished and will not make or retain any copy thereof.

BUYER:

BUYER'S BROKER:

Signature

Signature

Name (typed or printed)

Name (typed or printed)

Date

Date

