

FOR SALE | SELF STORAGE FACILITY

204 Center Road | Fairfield, ME



408-UNIT SELF STORAGE FACILITY

- 63,520± SF across 16 buildings
- Ten new Miller buildings constructed and completed in 2021
- Excellent visibility from the Maine Turnpike (I-95)
- Property is currently at 82% occupancy and rising

SALE PRICE: \$5,400,000 | \$85.00/SF



BRANDON MITCHELL

207.358.7057 D

207.415.7982 C

brandon@malonecb.com

MALONE COMMERCIAL BROKERS

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 • malonecb.com

PROPERTY SUMMARY

204 Center Road | Fairfield, ME



OWNER: Fairfield Storage, LLC

DEED: Book 5620, Page 296 & 298

ASSESSOR: Map 1, Block F, Lot 39

LOT SIZE: 8.22± AC

BUILDING SIZE: 63,520± SF

YEAR BUILT: Phase 1: 2000
Phase 2: 2021

CONSTRUCTION: Phase 1: Wood frame & metal
Phase 2: Metal frame

ROOF: Gabled

SIDING: Metal

UTILITIES: Municipal water & sewer

SIGNAGE: Pylon sign

PARKING: None

ZONING: Industrial

PROPERTY TAXES: \$29,192

SALE PRICE: \$5,400,000





204 CENTER RD, FAIRFIELD ME

CURRENT PERFORMANCE - BASED ON MAY 2024 OCCUPANCY

Unit Size	Unit Price	Quantity	Occupied	% Occupied	Total Monthly
5x10	\$ 99.00	52	51	98%	\$ 5,049.00
6x10	\$ 92.00	27	27	100%	\$ 2,484.00
10x10	\$ 92.00	105	91	87%	\$ 8,372.00
10x15	\$ 109.00	51	39	76%	\$ 4,251.00
10x20	\$ 122.00	104	70	67%	\$ 8,540.00
10x25	\$ 189.00	19	17	89%	\$ 3,213.00
10x30	\$ 174.00	21	16	76%	\$ 2,784.00
10x30	\$ 178.00	23	19	83%	\$ 3,382.00
10x40	\$ 280.00	6	6	100%	\$ 1,680.00
Total SF		63,520			
Total Units		408			
Total Units Occupied		336	82%		
Monthly Rental Income		\$ 39,755.00			
Gross Rental Income		\$ 477,060.00			
Other Income		\$ 37,531.00			
TOTAL GROSS INCOME		\$ 514,591.00			
CAM Operating Expenses					
Advertising & Marketing	\$ 34,343.39				
Software	\$ 4,686.17				
Office & Storage Supplies	\$ 955.45				
Merchant Fees	\$ 9,253.92				
Licenses, Filings & Permits	\$ 358.75				
Property Insurance	\$ 6,183.71				
Property Taxes - City/Town/School	\$ 28,683.54				
Snow Removal	\$ 12,105.00				
Landscaping	\$ 2,335.50				
Repairs & Maintenance	\$ 4,435.43				
Pest Control	\$ 600.00				
Trash Removal	\$ 2,728.95				
Total Annual Expenses		\$ 106,669.81			
Net Operating Income (NOI)		\$ 407,921.19			

204 CENTER RD, FAIRFIELD ME

PROFORMA

Unit Size	Unit Price	Quantity	Occupied	% Occupied	Total Monthly
5x10	\$ 99.00	52	52	100%	\$ 5,148.00
6x10	\$ 92.00	27	27	100%	\$ 2,484.00
10x10	\$ 92.00	105	105	100%	\$ 9,660.00
10x15	\$ 109.00	51	51	100%	\$ 5,559.00
10x20	\$ 122.00	104	104	100%	\$ 12,688.00
10x25	\$ 189.00	19	19	100%	\$ 3,591.00
10x30	\$ 174.00	21	21	100%	\$ 3,654.00
10x30	\$ 178.00	23	23	100%	\$ 4,094.00
10x40	\$ 280.00	6	6	100%	\$ 1,680.00
Total SF		63,520			
Total Units		408			
Total Units Occupied		408	100%		
Monthly Rental Income		\$ 48,558.00			
Gross Rental Income		\$ 582,696.00			
Vacancy Rate - 7.5%		\$ 43,702.20			
Other Income		\$ 37,531.00			
TOTAL GROSS INCOME		\$ 576,524.80			
CAM Operating Expenses					
Advertising & Marketing	\$ 35,373.69				
Software	\$ 4,826.76				
Office & Storage Supplies	\$ 984.11				
Merchant Fees	\$ 9,531.54				
Licenses, Filings & Permits	\$ 369.51				
Property Insurance	\$ 6,369.22				
Property Taxes - City/Town/School	\$ 29,544.05				
Snow Removal	\$ 12,468.15				
Landscaping	\$ 2,405.57				
Repairs & Maintenance	\$ 4,568.49				
Pest Control	\$ 618.00				
Trash Removal	\$ 2,810.82				
Total Annual Expenses		\$ 109,869.90			
Net Operating Income (NOI)		\$ 466,654.90			

TAX MAP

204 Center Road | Fairfield, ME

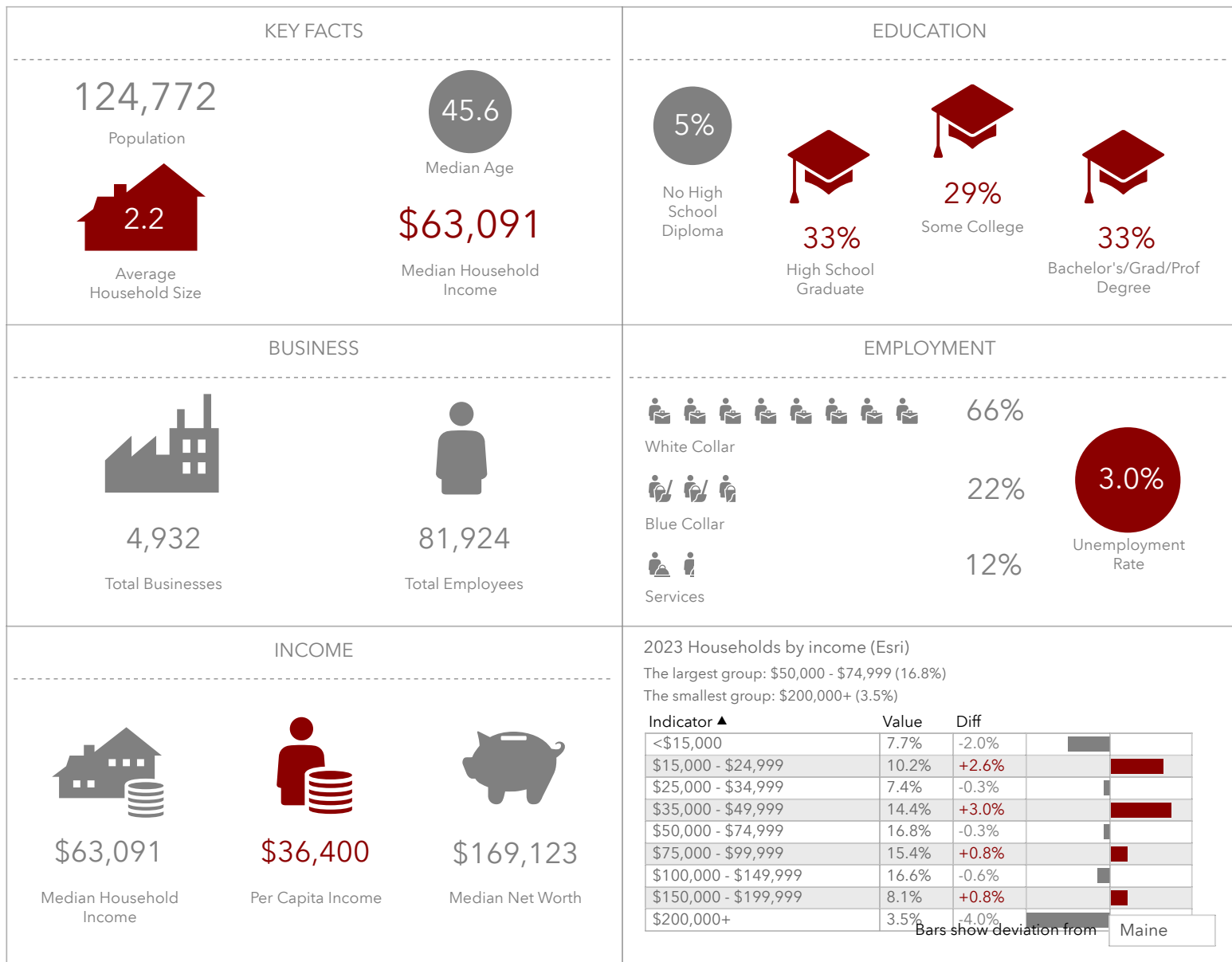


DEMOGRAPHICS

204 Center Road | Fairfield, ME



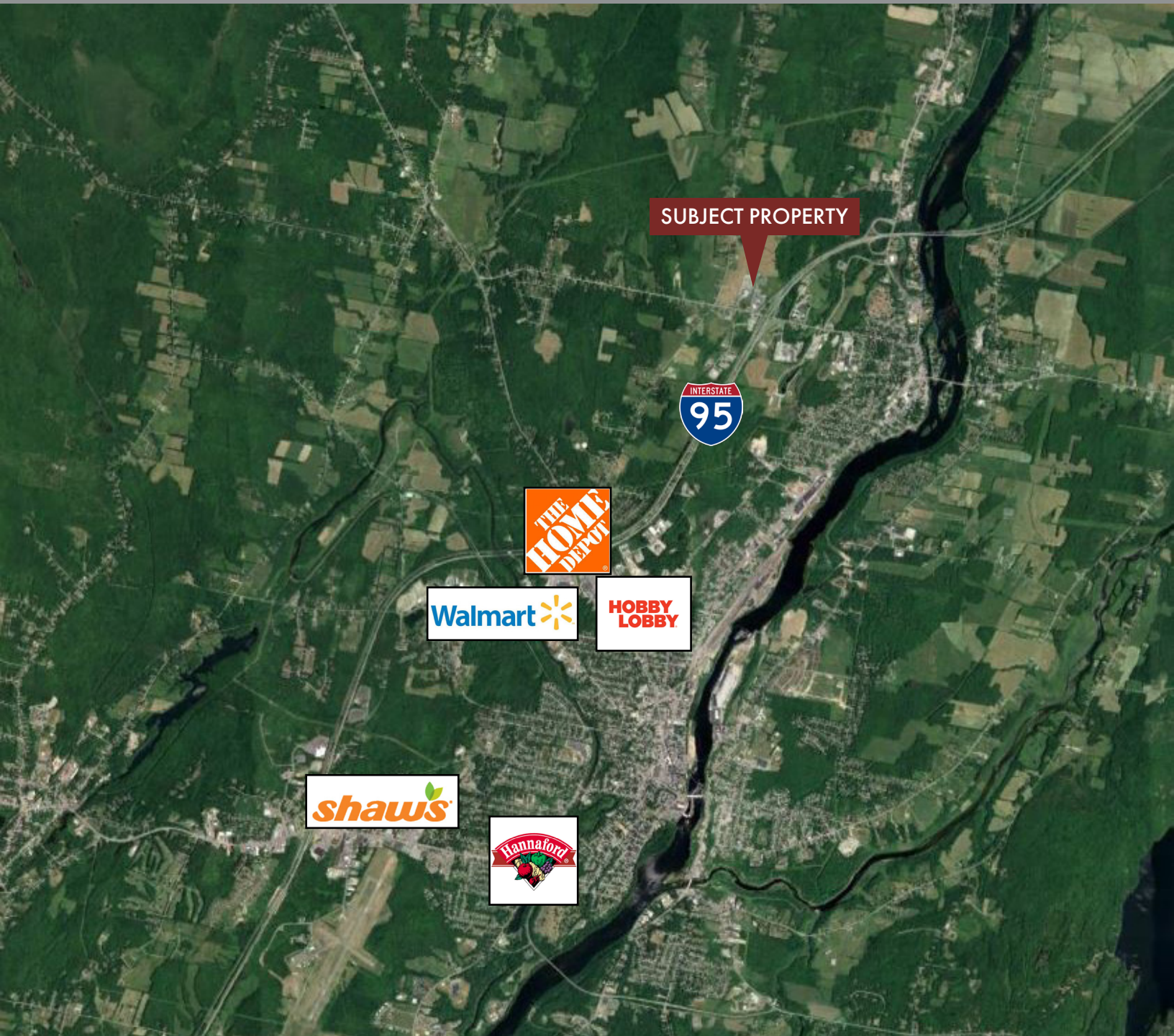
AUGUSTA-WATERVILLE MSA



Source: This infographic contains data provided by Esri (2023), Esri-Data Axle (2023).

FOR SALE | SELF STORAGE FACILITY

204 Center Road | Fairfield, ME



SUBJECT PROPERTY



This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.



BRANDON MITCHELL

207.358.7057 D

207.415.7982 C

brandon@malonecb.com

MALONE COMMERCIAL BROKERS

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 • malonecb.com