

# FOR SALE

60-68 Wallingford Square Kittery, ME  
\$3,100,000

DUSTON LEDDY  
— COMMERCIAL —

## Prime Waterfront Opportunity in Coveted Kittery Foreside

Unlock the full potential of this exceptional multi-use waterfront property, ideally positioned in the heart of charming Kittery Foreside. The building features 3 commercial units, including two income-producing tenants and a vacant 2,300± SF restaurant space—a prime opportunity for repositioning, redevelopment, or a new owner-operator concept in a high-traffic area.

The property also includes 8 residential units, offering stable rental income with room for rental growth or renovation to increase NOI. Potential garage expansion which would generate additional income through parking leases or storage rental. With strong in-place cash flow and several value-add levers—lease-up of the commercial vacancy, residential unit upgrades, and redevelopment of the garage component—this is a rare investment with multiple upside opportunities in one of Southern Maine's most desirable coastal communities



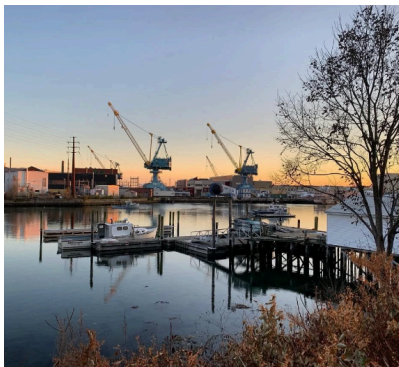
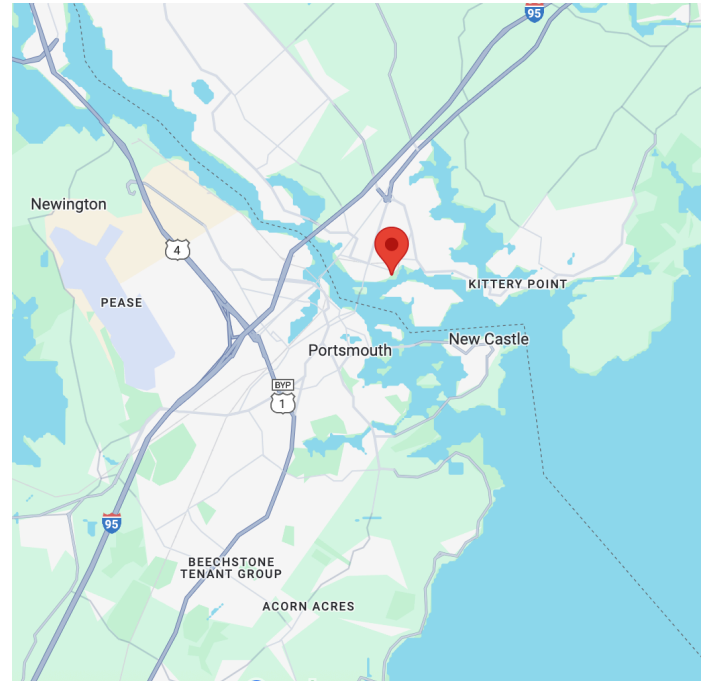


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|                               |                  |
|-------------------------------|------------------|
| <b>Income</b>                 |                  |
| Rental Income - Residential   | \$129,576        |
| Rental Income - Commercial    | \$74,384         |
| CAM Income                    | \$3,991          |
| <b>Total Income</b>           | <b>\$207,951</b> |
|                               |                  |
| <b>Expense</b>                |                  |
| Insurance Expense             | \$19,126         |
| Repairs & Maintenance Expense | \$14,631         |
| Property Taxes                | \$17,823         |
| Water & Sewer                 | \$7,792          |
| Electric                      | \$5,357          |
| <b>Total Expense</b>          | <b>\$64,729</b>  |
|                               |                  |
| <b>Net Operating Income</b>   | <b>\$143,222</b> |
|                               |                  |
| <b>Projected NOI</b>          | <b>\$317,371</b> |



## PETER MONTESANTO

Duston Leddy Real Estate

Executive Vice President

O: 888-387-8533

C: 617-448-0072

[peter@dustonleddycommercial.com](mailto:peter@dustonleddycommercial.com)

Duston Leddy is the Seacoast's premium real estate firm, & our commitment to providing exceptional service is at the core of everything we do. Founded by three of the region's leading real estate professionals, we are driven to do more -and be more- for our clients as well as our agents.