

# 28 Transactions in September 2023 105,931± SF leased, over \$16.33M sold

Ranging in size from a 325± SF lease to a \$3.65M sale\*

*\*This does not include undisclosed sale prices*



## 534 BELGRADE ROAD, OAKLAND, ME

56,271± SF PURCHASED BY E23, LLC

E23, LLC purchased a 56,271± SF industrial building at 534 Belgrade Road in Oakland from Valley Distributors Realty Holdings, LLC for \$3,650,000. The Class A distribution facility features well-appointed office space, a fuel depot, and lies adjacent to the active rail line. The buyer, a subsidiary of [Fabian Oil](#), will utilize the facility to consolidate their operations center, improve efficiencies, and allow for the opportunity to expand their business lines.

The transaction was arranged on behalf of the seller by Chris Paszyc, CCIM, SIOR of The Boulos Company and on behalf of the buyer by Nick Lucas of The Boulos Company.



## 10-12 ANDOVER ROAD, PORTLAND, ME

9,460± SF PURCHASED BY MAHC Inc.

[MAHC Inc.](#) purchased a 9,460± SF office building at 10-12 Andover Road in Portland from CBS Realty, LLC for \$2,495,000.

The transaction was arranged on behalf of the seller by Chris Paszyc, CCIM, SIOR of The Boulos Company and on behalf of the buyer by Justin Lamontagne of The Dunham Group.



## 233 S BROADWAY, SALEM, NH

3,071± SF PURCHASED BY JOY REAL ESTATE OF SALEM, LLC

Joy Real Estate of Salem, LLC purchased a 3,071± SF retail building at 233 S. Broadway in Salem, NH from Leemitt's Petroleum, Inc. for \$1,700,000. The acquisition nicely fulfilled a 1031 requirement from the sale of another property for the investor. Current tenant, [Mattress Firm](#), has lease term remaining, and the prime location in a strong retail area makes it a great long-term investment.

The transaction was arranged on behalf of the buyer by Chris Gallagher, Joe Italiaander, and Roger Dieker of The Boulos Company and on behalf of the seller by Sam Koonce of Atlantic Retail.



## 550 WASHINGTON AVENUE, PORTLAND, ME

9,045± SF PURCHASED BY 3 LABS, LLC

3 Labs LLC purchased a 9,045± SF retail building at 550 Washington Avenue in Portland from [Botto's Bakery](#).

The transaction was arranged on behalf of the seller by Craig Young, CCIM and Sasha Phillips of The Boulos Company and on behalf of the buyer by Josh Soley of Maine Realty Advisors.

# September 2023 Transactions

## SALES

### 117 Bow Street, Portsmouth, NH

2,901± SF

Peloton Advisory, LLC purchased 2,901± SF of office space at 117 Bow Street in Portsmouth, NH from Madeline M. Celetti for \$1,450,000.

The transaction was arranged on behalf of the seller by Caitlin Burke and Kent White of The Boulos Company and on behalf of the buyer by Andrew Samonas of Samonas Realty, LLC.

### 132 US Route One, Freeport, ME

7,225± SF

132 US Route One, LLC purchased a three-building portfolio totaling 7,225± SF at 132 US Route One in Freeport from J&B Fitzpatrick Family Properties, LLC.

The transaction was arranged on behalf of the seller by Tony McDonald, CCIM, SIOR and Sasha Phillips of The Boulos Company.

### 268 State Street, Augusta, ME

11,823± SF

Violette Revocable Trust purchased an 11,823± SF retail building at 268 State Street in Augusta from York Holdings, LLC for \$1,200,000.

The transaction was arranged on behalf of the buyer by Nick Lucas of The Boulos Company and on behalf of the seller by Noah Stebbins of The Boulos Company.

### 1 Granny Smith Court, Old Orchard Beach, ME

10,172± SF

341 Ossipee, LLC purchased a 10,172± SF office building at 1 Granny Smith Court in Old Orchard Beach from Winter Assisted Care, LLC for \$979,000.

The transaction was arranged on behalf of the seller by Chris Paszyc, CCIM, SIOR, Chris Romano and Roy Donnelly of The Boulos Company and on behalf of the buyer by Craig Church of KW Commercial.

### 171 Warren Avenue, Portland, ME

3,964± SF

[Soulful Spaces, LLC](#) purchased a 3,964± SF office building at 171 Warren Avenue in Portland from Poulin Property Holdings, LLC.

The transaction was arranged on behalf of the seller by Craig Young, CCIM and Sasha Phillips of The Boulos Company and on behalf of the buyer by Melanie LeClair of Spectrum Real Estate.

### 1135 Bragdon Road, Wells, ME

6.09± AC

Lahey Industries, LLC purchased a mobile home park on a 6.09± acre parcel of land at 1135 Bragdon Road in Wells from Home Innovations, LLC.

The transaction was arranged on behalf of the buyer by Derek Miller of The Boulos Company and Kirk Butterfield of KW Commercial.

### 506 High Street, Somersworth, NH

1,456± SF

Trang Thao Duong purchased 1,456± SF of retail space at 506 High Street in Somersworth, NH from 506 High Street, LLC for \$485,000.

The transaction was arranged on behalf of the seller by Christian Stallkamp and Katherine Gemmecke of The Boulos Company and on behalf of the buyer by Patti Kemen and Stephen Doherty of Great Island Realty.

# September 2023 Transactions

## 214 Madison Avenue, Skowhegan, ME

3,044± SF

A & B, LLC purchased a 3,044± SF retail building at 214 Madison Avenue in Skowhegan from [KeyBank National Association](#).

The transaction was arranged on behalf of the seller by Jon Rizzo, SIOR and Sasha Phillips of The Boulos Company and on behalf of the buyer by Chris Gallagher and Joe Italiaander of The Boulos Company.

## 256 State Street, Augusta, ME

1,012± SF

Wander Property, LLC purchased a 1,012± SF restaurant building at 256 State Street in Augusta from Laura Benedict for \$290,000.

The transaction was arranged on behalf of the buyer by Noah Stebbins of The Boulos Company and on behalf of the seller by Chris Vallee of Vallee Harwood & Blouin Real Estate.

## 26 Alden Avenue, Greenland, NH

1,200± SF

Carassas Holdings, LLC purchased 1,200± SF of industrial space at 26 Alden Avenue in Greenland, NH from B&M Builders, LLC for \$170,000.

The transaction was arranged on behalf of the seller by Kent White and Caitlin Burke of The Boulos Company.

## 0 Auburn Road, Turner, ME

15.60± AC

[Jordan Equipment Company](#) purchased a 15.60± acre parcel of land at 0 Auburn Road in Turner from Hinkley Camp Trust.

The transaction was arranged on behalf of the buyer by Chris Paszyc, CCIM, SIOR of The Boulos Company and on behalf of the seller by Terri Levesque of Amnet Realty.

## LEASES - OFFICE

## 41 Hutchins Drive, Portland, ME

14,000± SF

[IWG](#) leased 14,000± SF of office space at 41 Hutchins Drive in Portland from 41 Hutchins Drive, LLC.

The transaction was arranged on behalf of the landlord by Jessica Estes of The Boulos Company.

## Pineland Center, New Gloucester, ME

9,629± SF

[Glass Operating, LLC](#) leased 9,629± SF of office space at Pineland Center in New Gloucester from October Corporation.

The transaction was arranged by Drew Sigfridson, SIOR, Claire Richardson, and Reese McFarlane of The Boulos Company.

## 40 Pleasant Street, Portsmouth, NH

5,581± SF

DRD Partners, LLC leased 5,581± SF of office space at 40 Pleasant Street in Portsmouth, NH from Allison Street Holdings, LLC.

The transaction was arranged on behalf of the landlord by Caitlin Burke and Kent White of The Boulos Company.

## 65 West Commercial Street, Portland, ME

2,350± SF

[Burgess Advertising & Marketing](#) leased 2,350± SF of office space at 65 West Commercial Street in Portland from J.B. Brown & Sons.

The transaction was arranged on behalf of the landlord by Brice O'Connor of The Boulos Company and on behalf of the tenant by Andrew Ingalls of Malone Commercial Brokers.

## 209 Main Street, Saco, ME

2,000± SF

Frank Pelleteri leased 2,000± SF of office space at 209 Main Street in Saco from Saco House Group.

The transaction was arranged by Chris Paszyc, CCIM, SIOR and Chris Romano of The Boulos Company.



# September 2023 Transactions

## 65 West Commercial Street, Portland, ME

1,832± SF

[CMF Transportation](#) leased 1,832± SF of office space at 65 West Commercial Street in Portland from J.B. Brown & Sons.

The transaction was arranged by Brice O'Connor of The Boulos Company.

## Pineland Center, New Gloucester, ME

1,399± SF

[Ironwood Heavy Highway](#) leased 1,399± SF of office space at Pineland Center in New Gloucester from October Corporation.

The transaction was arranged by Reese McFarlane of The Boulos Company.

## 33 McAlister Farm Road, Portland, ME

1,365± SF

[Mad Science of Maine](#) leased 1,365± SF of office space at 33 McAlister Farm Road in Portland from PK Realty Management, LLC.

The transaction was arranged on behalf of the tenant by Noah Stebbins of The Boulos Company and Tom Moulton & Katie Allen Breggia of The Dunham Group.

## 414 Main Street, Biddeford, ME

1,300± SF

Second Street Associates leased 1,300± SF of office space at 414 Main Street in Biddeford from Marcel Tremblay, Inc.

The transaction was arranged by Claire Richardson and Reese McFarlane of The Boulos Company.

## 555 Commercial Street, Portland, ME

1,000± SF

[Immigrant Resource Center](#) leased 1,000± SF of office space at 555 Commercial Street in Portland from Bridgeport Associates.

The transaction was arranged on behalf of the tenant by Reese McFarlane of The Boulos Company and on behalf of the landlord by Amanda Melnick of Maine Realty Advisors.

## Pineland Center, New Gloucester, ME

730± SF

Nadine Tardie leased 730± SF of office space at Pineland Center from October Corporation.

The transaction was arranged by Reese McFarlane of The Boulos Company.

## 650 Main Street, South Portland, ME

325± SF

[Opportunity Enterprises](#) leased 325± SF of office space at 650 Main Street in South Portland from 650 Main LLC.

The transaction was arranged by Reese McFarlane of The Boulos Company.

## LEASES - INDUSTRIAL

## 125 Industrial Way, Portland, ME

64,420± SF

[Allagash Brewing Company](#) leased 64,420± SF of industrial space at 125 Industrial Way in Portland from STAG Industrial Holdings, LLC.

The transaction was arranged on behalf of the landlord by Tony McDonald, CCIM, SIOR and Jon Rizzo, SIOR of The Boulos Company and on behalf of the tenant by Drew Sigfridson, SIOR of The Boulos Company.