



29 DOCK SQUARE, KENNEBUNKPORT, ME

5,862± SF PURCHASED BY JEROME PROPERTIES 29, LLC

Jerome Properties 29, LLC purchased a 5,862± SF retail building at 29 Dock Square in Kennebunkport from Riverview, LLC for \$1,950,000. Last sold over 50 years ago, this quintessential property has the best location on the Square, sitting just over the Kennebunk River and anchored by the award-winning Hurricane restaurant along with a nice assortment of smaller retail establishments.

The transaction was arranged by Chris Gallagher and Joseph Italiaander of The Boulos Company.

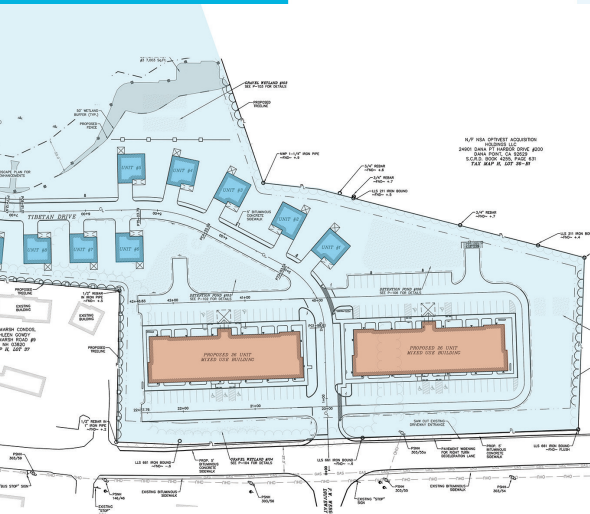


290 BRIDGTON ROAD, WESTBROOK, ME

12,348± SF PURCHASED BY MDG HOLDINGS, LLC

MDG Holdings, LLC purchased a 12,348± SF mixed-use building at 290 Bridgton Road in Westbrook from John F. Chase Living Trust for \$1,400,000. The complex consists of an 8,748± SF three-story office building and a 3,600± warehouse/showroom. The buyer will be relocating its main office to this location and will have additional office space for lease.

The transaction was arranged on behalf of the buyer by Chris Gallagher and Joseph Italiaander of The Boulos Company and on behalf of the seller by John Doyon of Malone Commercial Brokers.



239 KNOX MARSH ROAD, DOVER, NH

9.36± ACRES PURCHASED BY 239 KNOX MARSH REALTY, LLC

The former Christmas tree farm at 239 Knox Marsh Road was sold to 239 Knox Marsh Realty, LLC for \$1,225,000. Seller, Equine Properties, LLC, acquired the 9.36± acre site in 2020 and secured all of the approvals necessary for a mixed-use housing project comprising 52 multi-family units, two 13,583± SF commercial units, and 12 single-family homes. The buyer, a regional developer, was looking for a shovel-ready site with permits in place.

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 Gil Aleixo.

December 2023 Transactions

SALES

39 Marble Avenue, Waldoboro, ME

5,230± SF

Jason P. Bird & Kandice R. Medina purchased a 5,230± SF 11-unit, multifamily building at 39 Marble Avenue in Waldoboro from Miller Street, LLC for \$810,000.

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

0 Turner Street, Auburn, ME

4.07± AC

[TAC Auburn, LP](#) purchased a 4.07± acre parcel of land at 0 Turner Street in Auburn from Franklin Property Trust, LLC for \$600,000.

The transaction was arranged on behalf of the buyer by Craig Young, CCIM and Sasha Phillips of The Boulos Company.

394 Elm Street, Biddeford, ME

1,316± SF

Hoang Tran and Hanh Lam purchased a 1,316± SF retail building at 394 Elm Street in Biddeford from T5 Maine, LLC for \$510,000.

The transaction was arranged on behalf of the seller by Derek Miller of The Boulos Company and on behalf of the buyer by Cady Toussaint and Danny Reali of Portside Real Estate Group.

4 Razel Way, Lewiston, ME

6,240± SF

[J.A.M.E.S Industries of Lewiston ME, LLC](#) purchased a 6,240± SF office building at 4 Razel Way in Lewiston from GRE, LLC for \$450,000.

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

197 Turner Street, Auburn, ME

0.46± AC

[TAC Auburn, LP](#) purchased a 0.46± acre parcel of land at 197 Turner Street in Auburn from CATIC Exchange, LLC for \$450,000.

The transaction was arranged on behalf of the buyer by Craig Young, CCIM and Sasha Phillips of The Boulos Company.

1 Center Street, Auburn, ME

0.93± AC

[TAC Auburn, LP](#) purchased a 0.93± acre parcel of land at 1 Center Street in Auburn from Doris G. Pelletier for \$442,500.

The transaction was arranged on behalf of the buyer by Craig Young, CCIM and Sasha Phillips of The Boulos Company and on behalf of the seller by Steve Morgan of The Steve Morgan Group.

250-252 Calef Highway, Epping, NH

1.08± AC

K Bruder, LLC purchased a 1.08± acre parcel of land at 250-252 Calef Highway in Epping, NH from 250-252 Calef Highway Holdings, LLC for \$350,000.

The transaction was arranged on behalf of the seller by Katherine Gemmecke and Christian Stallkamp of The Boulos Company.

119 Congress Street, Rumford, ME

13,515± SF

[119 Congress Street, LLC](#) purchased a 13,515± SF mixed-use building at 119 Congress Street in Rumford from KeyBank National Association for \$290,000.

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

December 2023 Transactions

186 Main Street, Auburn, ME

0.16± SF

JCS 18, LLC purchased a 0.16± acre parcel of land at 186 Main Street in Auburn from the City of Auburn for \$25,000.

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

LEASES - OFFICE

179 John Roberts Road, South Portland, ME

9,104± SF

[Fieldstack, Inc.](#) leased 9,104± SF of office space at 179 John Roberts Road in South Portland from J.B. Brown and Sons.

The transaction was arranged on behalf of the landlord by Drew Sigfridson, SIOR of The Boulos Company.

400 Congress Street, Portland, ME

8,958± SF

[United States Postal Service](#) renewed its lease on 8,958± SF of office space at 400 Congress Street in Portland from PO Square Building, LLC.

The transaction was arranged on behalf of the landlord by Drew Sigfridson, SIOR of The Boulos Company and Tim Kastens of Jones Lang LaSalle Americas.

15 Lund Road, Saco, ME

6,920± SF

[MaineHealth](#) leased 6,920± SF of medical office space at 15 Lund Road in Saco from Ironsides Sports Center, LLC.

The transaction was arranged on behalf of the landlord by Greg Boulos and Cameron Foster of The Boulos Company and on behalf of the tenant by Drew Sigfridson, SIOR and Jessica Estes of The Boulos Company.

190 Riverside Street, Portland, ME

6,300± SF

[Learning Works](#) leased 6,300± SF of office space at 190 Riverside Street in Portland from Bounty Development, LLC.

The transaction was arranged on behalf of the landlord by Greg Boulos and Samantha Marinko of The Boulos Company and on behalf of the tenant by Jessica Estes of The Boulos Company.

Pineland Center, New Gloucester, ME

4,907± SF

[Unity College](#) leased 4,907± SF of office space at Pineland Center in New Gloucester from October Corporation.

The transaction was arranged on behalf of the landlord by Drew Sigfridson, SIOR and Claire Richardson of The Boulos Company.

16 Commerce Drive, Augusta, ME

4,100± SF

[Heartleaf ABA](#) leased 4,100± SF of office space at 16 Commerce Drive in Augusta from Zenith Ultimate Group, LLC.

The transaction was arranged on behalf of the tenant by Derek Miller of The Boulos Company and Mark Brodson of Resource Commercial Advisors and on behalf of the landlord by Ben Spencer of Maine Realty Advisors.

One City Center, Portland, ME

3,554± SF

[Jonathan C. Fellers, MD, PA, LLC d/b/a Cortex Behavioral Health](#) leased 3,554± SF of office space at One City Center in Portland from One City Center Associates, LLC.

The transaction was arranged on behalf of the tenant by Nate Stevens and Samantha Marinko of The Boulos Company and on behalf of the landlord by Katie Allen and Tom Moulton of The Dunham Group.

December 2023 Transactions

West End Yards, Portsmouth, NH

3,211± SF

Banya, LLC leased 3,211± SF of office space at West End Yards, Portsmouth, NH from Cate Street Development, LLC.

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

1 Cate Street, Portsmouth, NH

2,420± SF

Tenovi Co. leased 2,420± SF of office space at 1 Cate Street in Portsmouth, NH from Danicha Properties, LLC.

The transaction was arranged on behalf of the landlord by Chistian Stallkamp and Katherine Gemmecke of The Boulos Company and on behalf of the tenant by Laura Stoll of Bill Mouflouze & Associates.

157 Capitol Street, Augusta, ME

2,257± SF

Maine Association of Retirees leased 2,257± SF of office space at 157 Capitol Street in Augusta from MPDC I, Inc.

The transaction was arranged on behalf of the landlord by Nick Lucas and Roy Donnelly of The Boulos Company and on behalf of the tenant by Tyler Gaudet of Sprague and Curtis.

289 Main Street, South Berwick, ME

1,232± SF

[Flourish Midwifery, LLC](#) leased 1,232± SF of office space at 289 Main Street in South Berwick from Kenney Properties, LLC.

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

550 Forest Avenue, Portland, ME

1,099± SF

[Samuel M. Sherry, Esq., PA](#) leased 1,099± SF of office space at 550 Forest Avenue in Portland from SSA Realty, LLC.

The transaction was arranged on behalf of the landlord by Nate Stevens and Samantha Marinko of The Boulos Company and on behalf of the tenant by Andrew Juris of Akers Real Estate.

217 Commercial Street, Portland, ME

1,020± SF

[Adams & Bullock, P.A.](#) leased 1,020± SF office space at 217 Commercial Street in Portland from Chase Block, LLC.

The transaction was arranged on behalf of the tenant by John Finegan of The Boulos Company and on behalf of the landlord by Peter Harrington of Malone Commercial Brokers.

650 Main Street, South Portland, ME

621± SF

Joseph Akintunde leased 621± 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 - RETAIL

10 Water Street, Waterville, ME

3,612± SF

Swish, LLC leased 3,612± SF of retail space at 10 Water Street in Waterville from North River Hathaway, LLC.

The transaction was arranged on behalf of the landlord by Chris Romano of The Boulos Company and on behalf of the tenant by Don Plourde of Coldwell Banker Plourde Real Estate.

December 2023 Transactions

265 Main Street, Biddeford, ME

2,000± SF

[Hurst & Company, LLC](#) leased 2,000± SF of retail space at 265 Main Street in Biddeford from 4A Property, LLC.

The transaction was arranged on behalf of the tenant by Noah Stebbins of The Boulos Company and on behalf of the landlord by Brandon Mitchell of Malone Commercial Brokers.

21 Pleasant Street, Portland, ME

1,200± SF

Veronica Swanson & Christopher Kosek leased 1,200± SF of retail space at 21 Pleasant Street in Portland from Anadilva Properties, LLC.

The transaction was arranged on behalf of the landlord by Chris Gallagher and Joseph Italiaander of The Boulos Company.

LEASE - INDUSTRIAL

15 Gendron Drive, Lewiston, ME

19,030± SF

[Freedom Forever Maine, LLC](#) subleased 19,030± SF of industrial space at 15 Gendron Drive in Lewiston from Modula, Inc.

The transaction was arranged on behalf of the sublandlord by Chris Paszyc, CCIM, SIOR, Nick Lucas and Chris Romano of The Boulos Company and on behalf of the subtenant by Sam LeGeyt of The Dunham Group.

