



40 & 53 KEBO STREET, BAR HARBOR, ME

24,143± SF PURCHASED BY KEBO STREET, LLC

Kebo Street, LLC purchased a 24,143± SF hotel at 40 & 53 Kebo Street in Bar Harbor from Giri Bar Harbor Kebo, Inc. for an undisclosed sale price. The local investor group purchased the former Port Inn/Quality Inn and Suites knowing it would be a good fit with their other properties located nearby. In addition to the 77-room, limited service hotel, the sale included a 2,101± SF single-family home, which had been used for employee housing.

The transaction was arranged by Roy Donnelly of The Boulos Company.



158 EPPING ROAD, EXETER, NH

6,000± SF PURCHASED BY SAINT CONSTANTINOS, LLC

Saint Constantinos, LLC purchased a 6,000± SF retail building at 158 Epping Road in Exeter, NH for \$1,765,000. The property is located along a high-traffic retail corridor on a lighted intersection with a long-term absolute NNN ground lease in place with [Nouria](#). The buyer purchased the property for investment purposes.

The transaction was arranged on behalf of the buyer by Noah Stebbins of The Boulos Company and on behalf of the seller by David Grappone of Keller Williams Commercial NH.



43 LANDRY STREET, BIDDEFORD, ME

10,812± SF PURCHASED BY ATX ADVISORY SERVICES

[ATX Advisory Services](#) purchased a 10,812± SF office building at 43 Landry Street in Biddeford from Biddeford Investment Partners, LLC for \$1,000,000. ATX is a full-service technology consulting firm that collaborates with businesses to define strategy and deliver on technology needs.

The transaction was arranged on behalf of the seller by Drew Sigfridson, SIOR and Reese McFarlane of The Boulos Company and on behalf of the buyer by Dan Roche of Kennebunk Beach Realty.

February 2024 Transactions

SALES

19 Exeter Road, Newmarket, NH

4,182± SF

Nineteen Exeter Road Realty Trust purchased a 5-unit multi-family property totaling 4,182± SF at 19 Exeter Road in Newmarket, NH from Condor Property Management, LLC for \$859,000.

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 Tom Bonenfant of Bean Group brokered by eXp Realty.

103 Leighton Road, Augusta, ME

5,200± SF

BDM Properties of Maine, LLC purchased a 5,200± SF industrial building at 103 Leighton Road in Augusta from Augusta Associates, LLC for an undisclosed sale price.

The transaction was arranged on behalf of the seller by Nick Lucas of The Boulos Company and on behalf of the buyer by TC Haffenreffer of The Dunham Group.

60 Rochester Hill Road, Rochester, NH

1,250± SF

Spa on the Hill, LLC purchased 1,250± SF of office space at 60 Rochester Hill Road in Rochester, NH from HCA Health Services of New Hampshire for \$85,000.

The transaction was arranged on behalf of the seller by Kent White, Roger Dieker, Caitlin Burke, and Katherine Gemmecke of The Boulos Company.

LEASES - OFFICE

778 Main Street, South Portland, ME

5,967± SF

[The Dempsey Center](#) renewed its lease of 5,967± SF of office space at 778 Main Street in South Portland from RJH Realty, LLC.

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

500 Canal Street, Lewiston, ME

5,690± SF

[Azel Residential Care, LLC](#) leased 5,690± SF of office space at 500 Canal Street in Lewiston from Little Canada, LLC.

The transaction was arranged on behalf of the landlord by Jessica Estes of The Boulos Company and on behalf of the tenant by Kirk Butterfield of Keller Williams Commercial Group.

163 US Route One, Scarborough, ME

5,000± SF

[Compassus](#) renewed its lease of 5,000± SF of office space at 163 US Route One in Scarborough from 163 US Route 1, LLC.

The transaction was arranged on behalf of the landlord by Brice O'Connor of The Boulos Company and on behalf of the tenant by Stephanie Severson of Avison Young – New England.

324 Cummings Road, South Portland, ME

2,075± SF

[OceanAir, Inc.](#) leased 2,075± SF of office space at 324 Cummings Road in South Portland from H.H.H., LLC.

The transaction was arranged on behalf of the tenant by Reese McFarlane of The Boulos Company and on behalf of the landlord by Tom Moulton and Katie Allen of The Dunham Group.

February 2024 Transactions

24 Main Street, Wakefield, NH

1,500± SF

Pearls Family Dentistry leased 1,500± SF of office space at 24 Main Street in Wakefield, NH from Delphi Realty Group XII, LLS.

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

311 Darling Avenue, South Portland, ME

1,259± SF

[Law Office of George D. Hepner, III, PC](#) leased 1,259± SF of office space at 311 Darling Avenue in South Portland from The RAM Companies.

The transaction was arranged by Jessica Estes and Claire Richardson of The Boulos Company.

160 Capitol Street, Augusta, ME

1,183± SF

[Sovereign Wealth Management](#) leased 1,183± SF of office space at 160 Capitol Street in Augusta from MSD 160, Inc.

The transaction was arranged by Nick Lucas and Roy Donnelly of The Boulos Company.

LEASES - RETAIL

420 Alfred Street, Biddeford, ME

2,500± SF

[Jar Consulting, LLC](#) leased 2,500± of retail space at 420 Alfred Street in Biddeford from Boston Venture Holdings, Biddeford, LLC.

The transaction was arranged on behalf of the tenant by Noah Stebbins of The Boulos Company and on behalf of the landlord by Tim Millett of Porta & Co.

Two Portland Square, Portland, ME

2,339± SF

[The Raven Salon, LLC](#) leased 2,339± SF of retail space at Two Portland Square in Portland from North River IV, LLC.

The transaction was arranged on behalf of the landlord by Drew Sigfridson, SIOR and Brice O'Connor of The Boulos Company and on behalf of the tenant by Sasha Phillips of The Boulos Company.

307 Highland Avenue, Salem, MA

1,300± SF

[Portland Glass](#) leased 1,300± SF of retail space at 307 Highland Avenue in Salem, MA from Carfive Realty, LLC.

The transaction was arranged on behalf of the tenant by Drew Sigfridson, SIOR and Roy Donnelly of The Boulos Company and on behalf of the landlord by Art Bonin of the ARBonin Companies, LLC.

LEASES - INDUSTRIAL

167 Target Industrial Circle, Bangor, ME

9,920± SF

[Temco Logistics](#) leased 9,920± SF of industrial space at 167 Target Industrial Circle in Bangor from 167 Target, LLC.

The transaction was arranged on behalf of the tenant by Drew Sigfridson, SIOR of The Boulos Company and Dave Desper of CBRE and on behalf of the landlord by TC Haffenreffer of The Dunham Group.

February 2024 Transactions

71 Commercial Street, Lewiston, ME

5,000± SF

[Great Works Internet](#) leased 5,000± SF of industrial space at 71 Commercial Street in Lewiston from Gendron & Gendron.

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

161 Atlantic Highway, Northport, ME

4,000± SF

[MaineHealth](#) d/b/a [NorthStar Ambulance](#) leased 4,000± SF of warehouse space at 161 Atlantic Highway in Northport from NorthPoint Holdings, LLC.

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 Drew Sigfridson, SIOR and Jessica Estes of The Boulos Company.

