

**TRANSACTION REPORT  
MARCH 2024**

20  
TRANSACTIONS

79,576± SF  
LEASED

\$5M+  
SOLD

RANGING IN SIZE  
FROM A 1,305± SF LEASE  
TO A \$2.1M SALE\*

*\*This does not include undisclosed sale prices*

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**69 HORTON STREET & 137 COLLEGE STREET, LEWISTON, ME**

**Building Size:** 17,112± SF

**Property Type:** Rooming House Portfolio

**Price:** \$2,115,000

**Buyer:** 69 Horton, LLC & 137 College, LLC

**Seller:** Rancourt Associates, LLC

The transaction was arranged on behalf of the seller by Noah Stebbins of The Boulos Company and on behalf of the buyer by Thomas Gadbois of F.O. Bailey Real Estate.



**12 MCKAY ROAD, LINCOLNVILLE, ME**

**Building Size:** 2,555± SF on a .9± acre parcel

**Property Type:** Retail

**Price:** Undisclosed

**Buyer:** [State of Maine - Department of Transportation](#)

**Seller:** Beachfront, Inc.

The transaction was arranged on behalf of the buyer by Chris Paszyc, CCIM, SIOR and on behalf of the seller by Bennett Bricker of Camden Real Estate Company.



**183 PORT ROAD, KENNEBUNK, ME**

**Building Size:** 2,578± SF

**Property Type:** Office

**Price:** \$920,000

**Buyer:** Hooting Owl, LLC

**Seller:** Barbara and David Berry

The transaction was arranged on behalf of the seller by Chris Gallagher and Joe Italiaander of The Boulos Company and on behalf of the buyer by Vicki Benenti of Pack Maynard Real Estate.



## SALES

### 7-9 DALTON STREET, WATERVILLE, ME

**Building Size:** 5,409± SF

**Property Type:** Multifamily

**Price:** \$245,000

**Buyer:** Hometown Housing, LLC

**Seller:** Dalton Court, LLC

The transaction was arranged on behalf of the buyer by Nick Lucas and Roy Donnelly of The Boulos Company and on behalf of the seller by Don Plourde of Coldwell Banker.

## LEASE OFFICE

### 12 MOUNTFORT STREET, PORTLAND, ME

**Size:** 23,227± SF

**Property Type:** Office Space

**Subtenant:** [OnPoint Health Data](#)

**Sublandlord:** 86 Newbury Street, LLC

The transaction was arranged on behalf of the tenant by Nate Stevens of The Boulos Company and on behalf of the landlord by Justin Lamontagne and Austin Barrett of The Dunham Group.

### 6 E. CHESTNUT STREET, LEWISTON, ME

**Size:** 3,720± SF

**Property Type:** Office Space

**Tenant:** [State of Maine – Corporations](#)

**Landlord:** Augusta East Redevelopment Company, LLC

The transaction was arranged on behalf of the tenant by Chris Paszyc, CCIM, SIOR and on behalf of the landlord by Dennis Wheelock of Magnusson Balfour.

### 500 CANAL STREET, LEWISTON, ME

**Size:** 5,690± SF

**Property Type:** Office Space

**Tenant:** [Azel Residential Care, LLC](#)

**Landlord:** 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.

### 59 EAST AVENUE, LEWISTON, ME

**Size:** 3,307± SF

**Property Type:** Office Space

**Tenant:** [Fair Shake, LLC](#)

**Landlord:** Great Androscoggin Land Company, LLC

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

### 117 AUBURN STREET, PORTLAND, ME

**Size:** 4,950± SF

**Property Type:** Office Space

**Tenant:** [Mainely Teeth](#)

**Landlord:** Falls Brook, LLC

The transaction was arranged on behalf of the landlord by Drew Sigfridson, SIOR and Cameron Foster of The Boulos Company and on behalf of the tenant by Mike Zaller of CARR Commercial.

### 22 MONUMENT SQUARE, PORTLAND, ME

**Size:** 1,422± SF

**Property Type:** Office Space

**Tenant:** [Paul Designs Project, PLLC](#)

**Landlord:** Storrey Industries, LLC

The transaction was arranged by Nate Stevens and Samantha Marinko of The Boulos Company.

**24 LADD STREET, PORTSMOUTH, NH**

Size: 1,400± SF

Property Type: Office Space

Tenant: [LIIV Medical Aesthetics, LLC](#)

Landlord: Coastal Leasing, LLC

The transaction was arranged on behalf of the landlord by Caitlin Burke and Kent White of The Boulos Company and on behalf of the tenant by Drew Fortin of RE/Max Yorke Realty.

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**PINELAND CENTER, NEW GLOUCESTER, ME**

Size: 1,305± SF

Property Type: Office Space

Tenant: [Hightower Holding, LLC](#)

Landlord: October Corporation

The transaction was arranged on behalf on the landlord by Claire Richardson of The Boulos Company and on behalf of the tenant by Reese McFarlane of The Boulos Company and Benjamin Cooper of CBIZ Gibraltar Real Estate Services, LLC.

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**PINELAND CENTER, NEW GLOUCESTER, ME**

Size: 1,399± SF

Property Type: Office Space

Tenant: [Deer Brook Consulting, Inc.](#)

Landlord: October Corporation

The transaction was arranged on behalf of the landlord by Claire Richardson of The Boulos Company.

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## LEASE RETAIL

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**451 PAYNE ROAD, SCARBOROUGH, ME**

Size: 2,920± SF

Property Type: Retail Space

Tenant: [Blaze Fast Fire'd Pizza](#)

Landlord: Miser Investments, LLC

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

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**2 STATION AVENUE, BRUNSWICK, ME**

Size: 1,524± SF

Property Type: Retail Space

Tenant: [Blake Orchard, Inc.](#)

Landlord: WFF Brunswick Owner, LLC

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

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**6 PAGE STREET, KITTERY, ME**

Size: 2,212± SF

Property Type: Retail Space

Tenant: [Share the Love Consignment, LLC](#)

Landlord: Wilson Service, Co. Inc.

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

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## LEASE INDUSTRIAL

### 41 INDUSTRIAL DRIVE, EXETER, NH

Size: 17,400± SF

Property Type: Industrial Space

Subtenant: American West Surplus, LLC

Sublandlord: ICA Northeast, Inc.

The transaction was arranged on behalf of the subtenant by Christian Stallkamp of The Boulos Company and on behalf of the sublandlord by Andrew Ward of Colliers International.

### 23 EVERGREEN DRIVE, PORTLAND, ME

Size: 3,000± SF

Property Type: Industrial Space

Tenant: Energy Efficient Investments, Inc.

Landlord: 1925 Evergreen Partners, LLC

The transaction was arranged on behalf of the landlord by Craig Young, CCIM and Sasha Phillips of The Boulos Company and on behalf of the tenant by Karen Rich of Malone Commercial Brokers.

### 48 COMMERCIAL STREET, LEWISTON, ME

Size: 4,600± SF

Property Type: Industrial Space

Tenant: Acadia Insulation, LLC

Landlord: MRE, Inc.

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

### 15 WASHINGTON AVENUE, SCARBOROUGH, ME

Size: 1,500± SF

Property Type: Industrial Space

Tenant: Cahill Asset Inc.

Landlord: Hugo Properties, LLC

The transaction was arranged on behalf of the landlord by Jon Rizzo, SIOR and Sasha Phillips of The Boulos Company and on behalf of the tenant by Jennifer Davies of Compass Commercial Brokers.