



TRANSACTION REPORT
MARCH 2025

29
TRANSACTIONS

61,536±
LEASED

\$14.5M+
SOLD

RANGING IN SIZE
FROM A 273± SF LEASE
TO A \$3M SALE*

**This does not include undisclosed sale prices*

BOULOS BRINGS YOU MORE



1 & 48 RAILROAD SQUARE, YARMOUTH, ME

Lot Size: 4.40± AC
Property Type: Land Parcel
Price: \$3,000,000
Buyer: Railroad Square of Yarmouth, LLC
Seller: Railroad Square Associates, LLC

The transaction was arranged on behalf of the buyer by Drew Sigfridson, SIOR of The Boulos Company and on behalf of the seller by Greg Boulos and John Finegan of The Boulos Company.



**1 CHABOT STREET
WESTBROOK, ME**

Building Size: 31,200± SF
Property Type: Office Building
Price: \$2,360,419
Buyer: [MCH Best Properties, LLC](#)
Seller: Corriveau-Routhier, Inc.

The transaction was arranged on behalf of the buyer by Roy Donnelly of The Boulos Company and on behalf of the seller by Tom Moulton and Katie Breggia of The Dunham Group.



**137 PORTSMOUTH AVENUE
STRATHAM, NH**

Building Size: 7,607± SF
Property Type: Office Building
Price: \$2,200,000
Buyer: Macvogel Enterprises, LLC
Seller: Maureen D. Zeff 1990 Trust

The transaction was arranged on behalf of the buyer by Christian Stallkamp and Katherine Gemmecke of The Boulos Company and on behalf of the seller by Bill Riffert of eXp Realty.



SALES

277 BATH ROAD, WISCASSET, ME

Size: 9,100± SF
Property Type: Retail Building
Price: \$1,467,455
Buyer: Harrington Wiscasset, LLC
Seller: Frisco South Investors, LLC

The transaction was arranged on behalf of the buyer by Noah Stebbins of The Boulos Company and on behalf of the seller by Jamie Harrison of Touchstone Commercial Partners.

110 ALFRED ROAD, KENNEBUNK, ME

Size: 5,384± SF
Property Type: Restaurant Building
Price: \$1,425,000
Buyer: Tidehaven, LLC
Seller: Village Tavern, LLC

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 Bill Gaynor of Sotheby's.

225 WATERMAN DRIVE, SOUTH PORTLAND, ME

Size: 4,000± SF
Property Type: Retail Building
Price: \$1,200,000
Buyer: 619 Bridgeton, LLC
Seller: MCE Properties, LLC

The transaction was arranged on behalf of the buyer by John Finegan and Reese McFarlane of The Boulos Company.

75 WILLOW STREET, YARMOUTH, ME

Size: 4,117± SF
Property Type: Medical Office Building
Price: \$1,100,000
Buyer: Joy Real Estate of Yarmouth, LLC
Seller: Willow Street Realty, LLC

The transaction was arranged on behalf of the buyer by Chris Gallagher and Joe Italiaander of The Boulos Company and on behalf of the seller by Amanda Melnick of CORE Firms.

150 GRIFFIN ROAD, PORTSMOUTH, NH

Size: 3,805± SF
Property Type: Medical Office Condo
Price: \$1,025,000
Buyer: 150 Griffin Road, LLC
Seller: GBOS Realty, LLC

The transaction was arranged by Kent White and Caitlin Burke of The Boulos Company.

191-193 WATER STREET, HALLOWELL, ME

Size: 6,800± SF
Property Type: Retail Building
Price: Undisclosed
Buyer: Goodall Properties Exchanges, Inc.
Seller: Mercedes Knee

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

10 MARKET STREET, SCARBOROUGH, ME

Unit Size: 2,162± SF
Property Type: Medical Office Condo
Price: \$702,650
Buyer: Maine Oral Surgery and Dental Implant Center, PLLC
Seller: 10 Market Street, LLC

The transaction was arranged by Jon Rizzo, SIOR of The Boulos Company.

FIRST PARK, OAKLAND, ME

Lot Size: 5.28± AC
Property Type: Land Parcel
Price: \$65,000
Buyer: Lot 15B, LLC
Seller: Kennebec Regional Development Authority

The transaction was arranged by Cameron Foster of The Boulos Company.



LEASE - OFFICE

264 CIVIC CENTER DRIVE, AUGUSTA, ME

Size: 11,100± SF
Property Type: Office
Lessee: [Miller Fitness, LLC](#)
Lessor: J&R Associates, LLC

The transaction was arranged by Nick Lucas of The Boulos Company.

41 HUTCHINS DRIVE, PORTLAND, ME

Size: 10,000± SF
Property Type: Office
Lessee: [Portland Water District](#)
Lessor: 41 Hutchins Drive, LLC

The transaction was arranged on behalf of the landlord by Drew Sigfridson SIOR, Reese McFarlane, and Claire Richardson of The Boulos Company and on behalf of the tenant by Brandon Mitchell of Malone Commercial Brokers.

500 WASHINGTON AVENUE, PORTLAND, ME

Size: 3,225± SF
Property Type: Office
Lessee: HTS Engineering
Lessor: Back Bay Management, LLC

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

1180 LISBON STREET, LEWISTON, ME

Size: 3,100± SF
Property Type: Office
Lessee: [CarePlus Residential Services, LLC](#)
Lessor: Maine Equity Holdings, LLC

The transaction was arranged by Noah Stebbins of The Boulos Company.

778 MAIN STREET, SOUTH PORTLAND, ME

Size: 2,979± SF
Property Type: Office
Lessee: [CrossCountry Mortgage, Inc.](#)
Lessor: RJH Realty, LLC.

The transaction was arranged on behalf of the landlord by Craig Young, CCIM and Nate Roop of The Boulos Company and on behalf of the tenant by Samantha Marinko of The Boulos Company.

330 FOREST AVENUE, PORTLAND, ME

Size: 1,960± SF
Property Type: Office
Lessee: Eurofins Environmental Testings Northeast, LLC
Lessor: Oakhurst Properties, LLC

The transaction was arranged on behalf of the tenant by Nate Roop and Joe Italiaander of The Boulos Company and Mary Kay Brada of CBRE and on behalf of the landlord by Katie Breggia and Tom Moulton of The Dunham Group.

449 FOREST AVENUE, PORTLAND, ME

Size: 990± SF
Property Type: Office
Lessee: Bickmore Diversified
Lessor: Forest Avenue Plaza, LLC

The transaction was arranged by Cameron Foster of The Boulos Company.

778 MAIN STREET, SOUTH PORTLAND, ME

Size: 922± SF
Property Type: Office
Lessee: [First Insurance Agency, LLC](#)
Lessor: RJH Realty, LLC.

The transaction was arranged on behalf of the landlord by Craig Young, CCIM and Nate Roop of The Boulos Company and on behalf of the tenant by David Mills of The Real Estate Store.



LEASE - OFFICE

2 MONUMENT SQUARE, PORTLAND, ME

Size: 880± SF

Property Type: Office

Lessee: Demont & Associates, Inc.

Lessor: 800 Northern Corp.

The transaction was arranged on behalf of the tenant by Cameron Foster of The Boulos Company and on behalf of the landlord by Tom Moulton of The Dunham Group.

565 CONGRESS STREET, PORTLAND, ME

Size: 285± SF

Property Type: Office

Lessee: [T&G, LLC](#)

Lessor: Pachios Brother I, LLC

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

PINELAND CENTER, NEW GLOUCESTER, ME

Size: 273± SF

Property Type: Office

Lessee: Abby Samuelson

Lessor: October Corporation

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

LEASE - RETAIL

65 HANOVER STREET, PORTLAND, ME

Size: 3,415± SF

Property Type: Retail

Lessee: [Maine Clay Collaborative](#)

Lessor: RD 65 Hanover, LLC

The transaction was arranged on behalf of the tenant by Brice O'Connor of The Boulos Company and on behalf of the landlord by Peter Gwilym of Porta & Company.

91 COUNTY ROAD, SCARBOROUGH, ME

Size: 3,250± SF

Property Type: Retail

Lessee: [Summit Dental, PLLC](#)

Lessor: Old Port Realty, LLC

The transaction was arranged on behalf of the tenant by Jon Rizzo, SIOR of The Boulos Company and on behalf of the landlord by Karen Rich of Malone Commercial Brokers.

205 MARKET STREET, PORTSMOUTH, NH

Size: 2,124± SF

Property Type: Retail

Lessee: David Calkins

Lessor: 409 Franklin Pierce Highway, LLC

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

133 SPRING STREET, PORTLAND, ME

Size: 2,002± SF

Property Type: Restaurant

Lessee: [Wayside Hospitality, LLC](#)

Lessor: Stadler Family Trust

The transaction was arranged on behalf of the landlord by Noah Stebbins of The Boulos Company and on behalf of the tenant by Jack Baumann of Compass Commercial Brokers.



LEASE - INDUSTRIAL

83 WALCH DRIVE, PORTLAND, ME

Size: 9,800± SF

Property Type: Industrial

Lessee: [United Rentals Realty, LLC](#)

Lessor: Moongate Properties, LLC

The transaction was arranged on behalf of the tenant by Jon Rizzo, SIOR of The Boulos Company and Jack Finn of CBRE and on behalf of the landlord by Chris Craig of The Dunham Group.

83 FARM ROAD, BANGOR, ME

Size: 3,000± SF

Property Type: Industrial

Sublessee: [James & Whitney Co.](#)

Sublessor: Visual Edge IT, Inc.

The transaction was arranged by Noah Stebbins of The Boulos Company and Darren Shibuya of Mohr Partners.

1357 & 1359 ROUTE 3A, BOW, NH

Size: 2,231± SF

Property Type: Industrial

Lessee: Blake Thermal Sales & Services, Inc.

Lessor: Cenfer Commons

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

