



TRANSACTION REPORT
SEPTEMBER 2025

27
TRANSACTIONS

65,664± SF
LEASED

\$14.7M+
SOLD

RANGING IN SIZE
FROM A 400± SF LEASE
TO A \$4.9M SALE*

**This does not include undisclosed sale prices*



BOULOS BRINGS YOU MORE



120 RICE STREET, BANGOR, ME

Building Size: 71,428± SF
Property Type: Industrial Building
Price: \$4,900,000
Buyer: SW Holdings, LLC
Seller: HTP Investments, Inc.

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 Andrew Sturgeon of Re/MAX Riverside.



**6 SOUTHGATE WAY
ELLSWORTH, ME**

Total Size: 13,272± SF
Property Type: 12-Unit Apartment Complex
Price: \$2,350,000
Buyer: Southgate Way Apartments, LLC
Seller: Visions Equities, LLC

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



**242 COMMERCIAL STREET
ROCKPORT, ME**

Building Size: 8,264± SF
Property Type: 21-Room Motel
Price: \$1,750,000
Buyer: [Rock Harbor Management](#)
Seller: Ocean View Sunsets, LLC

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



SALES

255 ROUTE 108, SOMERSWORTH, NH

Total Size: 15,164± SF

Property Type: Medical Office Condos

Price: \$1,050,000

Buyer: [Seton Academy](#)

Seller: Michael J. O'Connell Trust of 2009

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 Packy Campbell of RSA Realty, LLC.

162 US ROUTE ONE, SCARBOROUGH, ME

Building Size: 6,492± SF

Property Type: Office Building

Price: \$675,000

Buyer: [Little White Dog Holdings, LLC](#)

Seller: Judith and David Guilmette

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 Cheri Bonawitz of Malone Commercial Brokers.

10 MARKET STREET, SCARBOROUGH, ME

Unit Size: 2,351± SF

Property Type: Office Condo

Price: \$965,000

Buyer: Miller Family Holdings CM, LLC

Seller: 10 Market Street, LLC

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

96 STATE STREET, AUGUSTA, ME

Building Size: 4,408± SF

Property Type: Retail Building

Price: \$650,000

Buyer: J.R. Jolicoeur, LLC

Seller: Camden National Bank

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 Derek Bowen of Hearth & Key Realty.

316-318 MAIN STREET, ROCKLAND, ME

Building Size: 8,670± SF

Property Type: Retail Building

Price: \$933,000

Buyer: Ann's Rockland, LLC

Seller: Orient St. Properties, LLC

The transaction was arranged on behalf of the seller by Roy Donnelly of The Boulos Company and on behalf of the buyer by Nathan Pealer of Marcus & Millichap.

40-75 US WELLS PLAZA, WELLS, ME

Lot Size: 0.89± AC

Property Type: Retail Outparcel

Price: \$575,000

Buyer: Five Star Holdings, LLC

Seller: B33 Wells Plaza II, LLC

The transaction was arranged on behalf of the seller by Derek Miller, Brice O'Connor, and Sasha Phillips of The Boulos Company and on behalf of the buyer by Frank O'Connor of The Dunham Group.

326 PRESUMPCOT STREET, PORTLAND, ME

Building Size: 4,500± SF

Property Type: Industrial Building

Price: \$883,000

Buyer: Reverse LKE, LLC

Seller: 326 Presumpscot Street, LLC

The transaction was arranged on behalf of the buyer by Tony McDonald, CCIM, SIOR of The Boulos Company.



LEASE - OFFICE

ONE MONUMENT SQUARE, PORTLAND, ME

Size: 6,452± SF

Property Type: Office

Lessee: [Littler Mendelson, P.C.](#)

Lessor: Congress Federal Realty, LLC

The transaction was arranged on behalf of the landlord by Claire Richardson of The Boulos Company and on behalf of the tenant by Jim Harnden of The Dunham Group.

12 & 14 CROSBY ROAD, DOVER, NH

Size: 5,512± SF

Property Type: Office

Lessee: [Door Systems, Inc.](#)

Lessor: Simply Components, LLC

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

36 ANTHONY AVENUE, AUGUSTA, ME

Size: 3,000± SF

Property Type: Office

Lessee: [Living Innovations Support Solutions, LLC](#)

Lessor: J&R Associates, LLC

The transaction was arranged on behalf of the landlord by Nick Lucas of The Boulos Company and on behalf of the tenant by Cameron Foster of The Boulos Company.

197 LISBON STREET, LEWISTON, ME

Size: 1,800± SF

Property Type: Office

Lessee: Motion Drivers Eduction, LLC

Lessor: Scruton Block, LLC & 197 Lisbon, LLC

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

254 COMMERCIAL STREET, PORTLAND, ME

Size: 1,448± SF

Property Type: Office

Lessee: [Wells Fargo Bank, N.A.](#)

Lessor: Waterfront Maine LP

The transaction was arranged by Derek Miller of The Boulos Company.

565 CONGRESS STREET, PORTLAND, ME

Size: 995± SF

Property Type: Office

Lessee: [Maine Democratic Committee Corporation](#)

Lessor: Venture Investment Co.

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

254 COMMERCIAL STREET, PORTLAND, ME

Size: 550± SF

Property Type: Office

Lessee: [Northends, LLC](#)

Lessor: Waterfront Maine LP

The transaction was arranged by Derek Miller of The Boulos Company.

260 WESTERN AVENUE, SOUTH PORTLAND, ME

Size: 400± SF

Property Type: Office

Lessee: [Comprehensive Collaborative Care, PLLC](#)

Lessor: 260 Western Avenue, LLC

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



LEASE - RETAIL

200 HIGH STREET, ELLSWORTH, ME

Size: 5,920± SF

Property Type: Retail

Lessee: Cilantro Indian Bistro

Lessor: WCJJ, LLC

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

49 DARTMOUTH STREET, PORTLAND, ME

Size: 3,670± SF

Property Type: Retail

Lessee: Chalk Studio, LLC

Lessor: Forest Avenue Plaza, LLC

The transaction was arranged on behalf of the landlord by Cameron Foster and Nate Stevens of The Boulos Company.

49 DARTMOUTH STREET, PORTLAND, ME

Size: 3,500± SF

Property Type: Retail

Lessee: [Apotheosis, LLC](#)

Lessor: Forest Avenue Plaza, LLC

The transaction was arranged on behalf of the landlord by Cameron Foster and Nate Stevens of The Boulos Company.

28 MONUMENT SQUARE, PORTLAND, ME

Size: 2,389± SF

Property Type: Retail

Lessee: [Yardie Ting, LLC](#)

Lessor: 28 MSQ, LLC

The transaction was arranged on behalf of the landlord by Cameron Foster of The Boulos Company and on behalf of the tenant by Mike Anderson of Malone Commercial Brokers.

1012 STILLWATER AVENUE, BANGOR, ME

Size: 2,020± SF

Property Type: Retail

Lessee: [Buena Vista Filipino Food Market](#)

Lessor: 1010 Stillwater, LLC

The transaction was arranged on behalf of the tenant by Roy Donnelly of The Boulos Company.

40 FREE STREET, PORTLAND, ME

Size: 1,358± SF

Property Type: Retail

Sublessee: [Grump & Sunshine Bookshop, LLC](#)

Sublessor: Maine Originals, Inc.

The transaction was arranged on behalf of the sublandlord by Derek Miller of The Boulos Company and on behalf of the subtenant by Emmett Peoples of Porta & Company.

LEASE - INDUSTRIAL

45 CENTRE ROAD, SOMERSWORTH, NH

Size: 10,000± SF

Property Type: Industrial

Lessee: [Laars Heating Systems Company](#)

Lessor: H&E Footwear, LLC

The transaction was arranged on behalf of the landlord by Christian Stallkamp and Katherine Gemmecke of The Boulos Company and on behalf of the tenant by Sean Cody of KW Coastal and Lakes & Mountains Realty.

300 HERITAGE AVENUE, PORTSMOUTH, NH

Size: 9,000± SF

Property Type: Industrial

Lessee: [Independence Electric Supply](#)

Lessor: 124 Group, LLC

The transaction was arranged on behalf of the tenant by Caitlin Burke and Kent White of The Boulos Company and on behalf of the landlord by David Choate of Colliers International.



LEASE - INDUSTRIAL (continued)

19 GENDRON DRIVE, LEWISTON, ME

Size: 7,650± SF

Property Type: Industrial

Lessee: [Snyder's-Lance, Inc.](#)

Lessor: D. Gendron Construction, Inc.

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

