



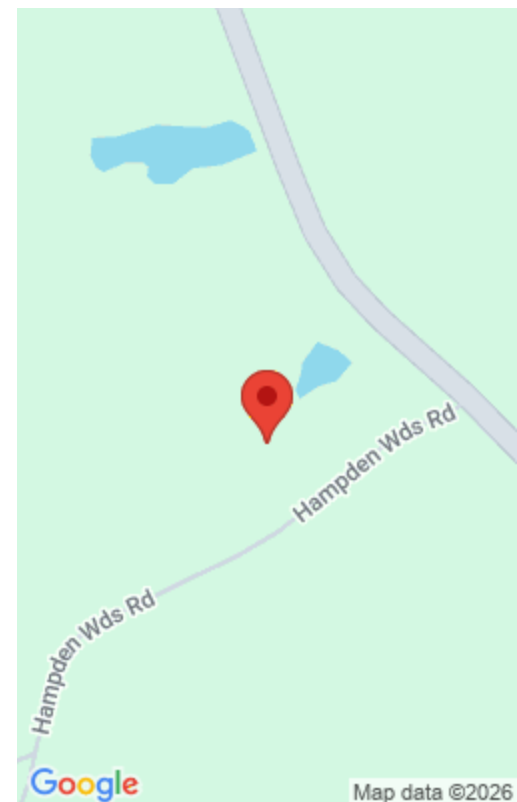
\$550,000

60 CARMEL ROAD, HAMPDEN, ME, 04444

<https://agent207.com>

Single-tenant net leased investment opportunity with a small-scale residential care facility. Built in 2003 (renovated in 2019); code compliant full sprinkler system Fully licensed individual operator, income derived from MaineCare and Medicare reimbursements. Operator ready to execute five (5) year NNN lease with 3% annual escalators. NOI: \$48,000 (8.72% cap rate)

- 0 baths
- Investment
- Commercial Sale
- Pending



Basics

Category: Commercial Sale

Status: Pending

Lot size: 3.39 sq ft

Lot Size Acres: 3.39 acres

Business Type: Special Purpose

Type: Investment

Bathrooms: 0 baths

Year built: 2003

Zoning: Rural

County: Penobscot

Building Details

Building Area Total: 2544 sq ft **Construction Materials:** Vinyl Siding, Wood Frame

Sewer: Private Sewer

Heating: Radiant, Heat Pump

Stories: 1

Roof: Shingle

Foundation Details: Slab

Amenities & Features

Electric: Circuit Breakers

Flooring: Laminate

Parking Features: 5 - 10 Spaces, On Site

WaterSource: Private

Lot Features: Near Turnpike/Interstate, Near Airport, Rural

Cooling: Heat Pump

Courtesy of

List Office Name: The Boulos Company

