

FOR SALE

Office/Mixed-Use

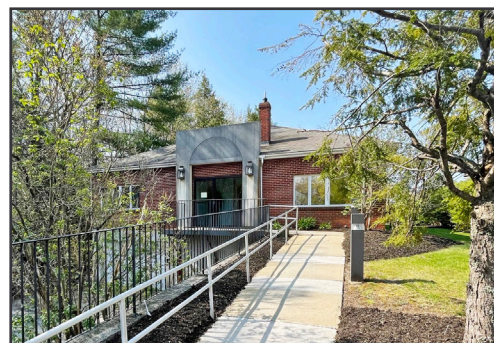
13,460± SF | \$1,200,000



411 US Route One, Falmouth

Property Highlights

- *Excellent Falmouth location with immediate access to I-95/I-295*
- *6,730 SF lower level flex space with OHD access*
- *Rare owner/user opportunity*
- *Flexible layout for one or multiple tenants*



Property Description

We are pleased to offer this 13,460± SF office/mixed-use building for sale at 411 US Route One in Falmouth, Maine. The location offers a peaceful, natural setting with well-maintained grounds and is easily accessible by both I-295 and the Falmouth spur of the Maine Turnpike.

Broker Contact

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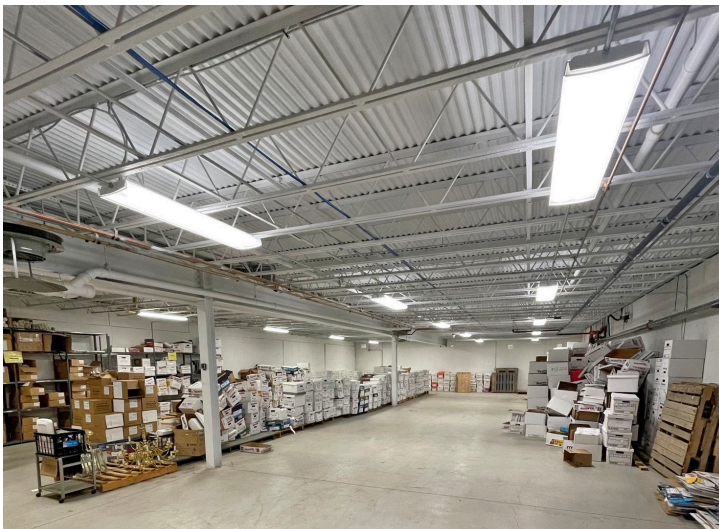
Property Overview

Owner	411 Route 1 Falmouth, LLC
Building Size	13,460± SF (per tax assessor)
Lot Size	0.66± acres
No. of Floors	2
Space Breakdown	6,730± SF per floor
Assessor's Reference	Map U611, Lot 22
Deed Reference	Book 39670, Page 321
Zoning	BP - Business and Professional
Taxes	\$12,830.68 (FY 2023)
Assessed Value	Land \$335,800 Building \$668,900 Total \$1,076,400
Year Built	1989
Construction	Brick/masonry
Roof	2007
Siding	Brick
Flooring	Updated carpet tiles (2019)
Utilities	Public water/sewer
HVAC	Office: Lochinvar FHW boiler (natural gas). 5 AC units (10-12 years old) Basement: 4 suspended Modine HW heaters with blowers
Electrical	5 meters: 120/240 VAC - 400 amps - 3 wire - single phase
Lighting	Fluorescent/incandescent
Sprinkler System	Wet - regularly inspected
OHDs	8'x8' overhead door
Bathrooms	1 full, 4 half-baths
Parking	24± spaces
Accessibility	ADA access on the North side entrance

FOR SALE : \$1,200,000

**Due to tax reasons, seller needs to close no sooner than December 31, 2023. Should a buyer need to take possession sooner, seller will work with buyer to determine a mutually acceptable solution.*

411 US Route One



Owner/User Analysis

Income (Pro Forma)

Lower Level	\$5/PSF	\$33,650
Total Income		\$33,650

Expenses (2022 Actual)

Real Estate Taxes	\$14,229
Insurance	\$3,629
Plowing/ Mowing	\$8,340
Maintenance & Repairs	\$8,850
Water and Sewer	\$2,967
Total Expenses	\$38,015

Purchasing and Finance Terms

Price		\$1,200,000
Debt	80%	\$960,000
Equity	20%	\$240,000

Debt

1st Mortgage LTV	80%
1st Mortgage Amount	\$960,000
1st Mortgage Amortization Period	20 years
1st Mortgage Interest Rate	6.5%
1st Mortgage Monthly Debt Service	\$7,157
1st Mortgage Annual Debt Service	\$85,890

Equity

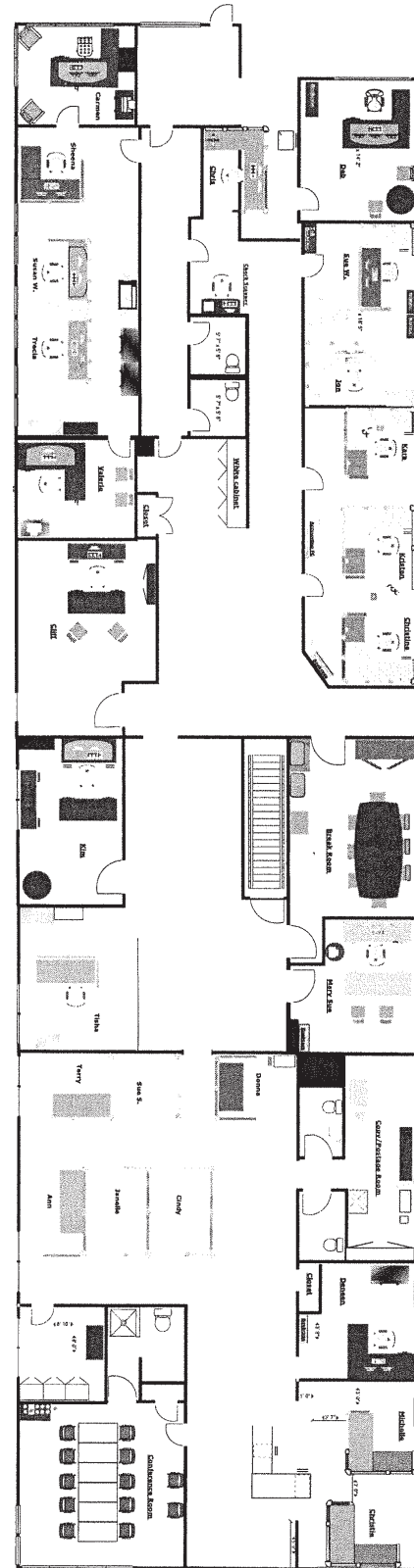
Equity Required	20%	\$240,000
Equity Return Required	6%	
Return on Equity		\$14,400

Occupancy Cost

Income (Lower Level)	\$33,650
Less Expenses	\$38,016
Less Annual Debt Service	\$85,890
Less Equity Return	\$14,400

First Floor Occupancy Cost Annually **\$104,656**

First Floor Occupancy Cost Monthly **\$8,721**



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.