SALE/LEASEBACK

Retail/Bank Branch/Regional Banking Center

12,516± SF | 0.77± acres | $5,475,000



55 Cushing Street
Brunswick, Maine

$5,475,000

- **Long-Term NNN Sale-Leaseback with Atlantic Federal Credit Union**
- **Largest Credit Union in Maine**
- **Over $1 Billion in Assets**
- **49,000± Customers**
- **Downtown Location**

BROKER CONTACT

Tom Moulton, CCIM, SIOR | tmoulton@dunhamgroup.com

Katie Breggia | katie@dunhamgroup.com | 207.773.7100

The Dunham Group | Commercial Real Estate

55 Cushing Street



Description

An exceptional sale-leaseback investment opportunity in the heart of downtown Brunswick, 55 Cushing Street is home to Atlantic Federal Credit Union, an established Maine financial institution with roots dating back to 1941. The property serves as the credit union's midcoast/regional banking center, reinforcing its longstanding connection to the local community.

Ideally situated in downtown Brunswick, the property benefits from a prominent in-town location near the area's shops, restaurants, professional offices, and other established businesses. Its central location offers convenient access to the surrounding community and major regional roadways and highways.

The NNN sale-leaseback structure provides investors with the opportunity to acquire an established commercial property with Atlantic Federal Credit Union as the tenant under a long-term negotiated lease. An additional parking lot (0 Cushing Street) located directly across the street is included in the sale, providing valuable supplemental parking and future development site.

Combining a long-established institutional occupant, a central downtown location, and additional parking, 55 Cushing Street presents a compelling opportunity for investors seeking a commercial real estate asset with an established credit union and a long-term NNN lease.



ATLANTIC
Federal Credit Union

55 Cushing Street



Property Overview

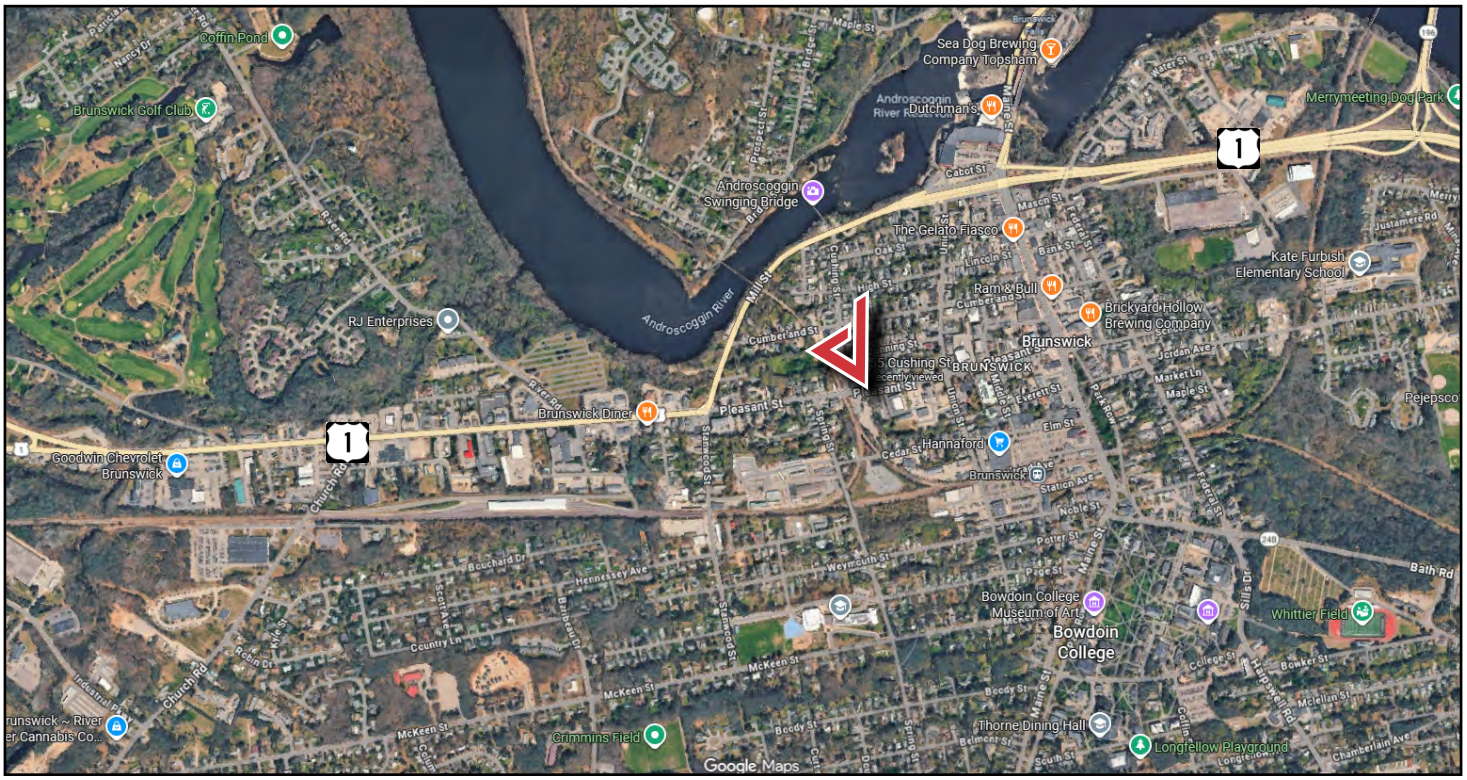
Owner	Atlantic Regional Federal Credit Union
Building Size	12,516± SF
Lot Size	0.62± acres & 0.15± acres
Year Built	1962
Zoning	GR6 - Growth Residential
Assessor's Reference	Map 14, Lot 13 & Map 15 Lot 18A
Deed Reference	Book 6364, Page 10
Real Estate Taxes	TBD based on lot split and Town of Brunswick Assessment
Utilities	Public water and sewer
Roof	Flat section rubber membrane and pitched section metal
HVAC	Roof-top units - tenant's responsibility to maintain and replace
Parking	Ample paved on-site and additional paved lot across the street
Renovations	Seller has recently renovated the building
Financing	Seller will consider financing the deal, see broker for details

FOR SALE: $5,475,000

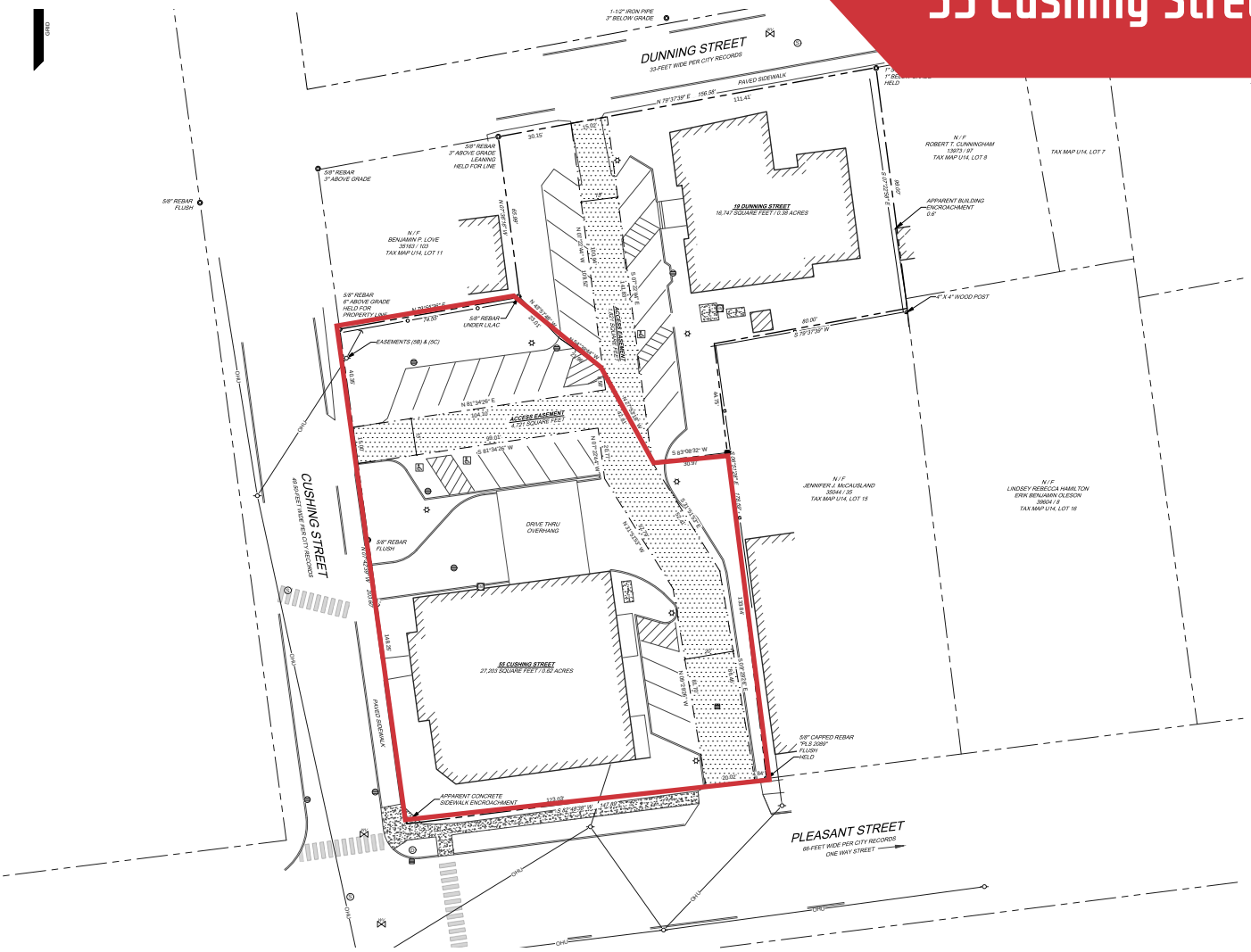
Leaseback Term: 15 year lease | Structure: NNN | Rent: $400,000/year | Increases: 2% annually

55 Cushing Street





55 Cushing Street





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.