Senior Living Facility | Central Maine





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Broker Contact

TC Haffenreffer Broker | Partner tc@dunhamgroup.com

207.773.7100

Bryan Plourde Sales Agent bryan@dunhamgroup.com



This 21,511 SF, 40-unit independent living private pay facility, was built in 1990 and has been renovated over the years. It is sited on a spacious 4.9 acre site near downtown Waterville and I-95. This full service retirement community is fully-staffed, offers luxury dining rooms, on site kitchen and laundry, and a welcoming home-like atmosphere. The 2nd floor contains 5 units, an employee breakroom and lounge with full bath, a manager's office, and a walk-up attic storage spanning the length of the building. With modern conveniences desirable for private pay residents, all resident rooms are private and each has its own bath with walk-in shower. The clustering of 8-12 rooms around four separate corridors certainly creates a sense of privacy. There are several common areas including an outdoor patio, vegetable garden, and covered porches. Meticulously maintained with pride and with luxury finishes such as the seven 18 carat Strauss crystal chandeliers in the dining rooms and living room.





Property Specifications

PROPERTY HIGHLIGHTS

- 40 Unit Luxury Independent Senior Living Facility
- 4.9 acre site
- Near downtown Waterville and I-95
- Fully staffed, on-site kitchen and laundry
- Several common areas including an outdoor patio, vegetable garden, and covered porches

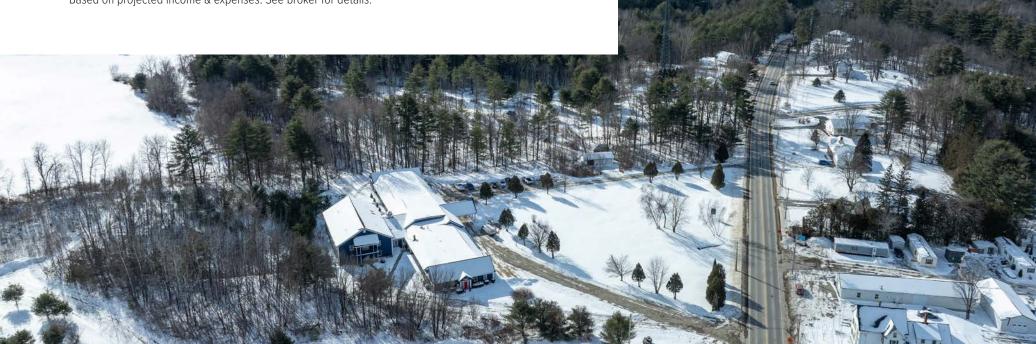


Building Size	21,511± SF				
# of Units	40				
Units Breakdown	Current mix of 40 units includes 19 typical rooms, 15 oversized room units, 5 suites, 1 apartment. All units recently renovated.				
Lot Size	4.9± acres				
Zoning	MU - Mixed Use				
Real Estate Taxes	\$38,847 (FY 2023 - 2024)				
Assessment	Building \$2,221,000 Land \$368,800 Total \$2,589,800				
Building Age	1990				
Building Construction	Wood Frame				
HVAC	Dual System 2000 Frontier Energy Kinetics combination oil- fired heat and hot water boiler.				
Roof	Architectural asphalt shingle				
Utilities	Public water, sewer, telephone, electricity				
Sprinklers	Fully sprinklered with separate line				
Alarms	Hardwired smoke detectors, heat sensors, fire alarm system				
Parking	Ample				
Accessibility	ADA				

Property Specifications

OVERVIEW

Туре	Independent Living, Private Pay			
Square Footage	21,511			
Year Built	1990, fully renovated			
Acres	4.9±			
Rooms	40 rooms, private in-suite baths			
Price	\$3,250,000			
2024 NOI*	\$333,576			
Cap Rate	10.26%			
* Based on projected income & expenses. See broker for details.				



Photographs



















Photographs











