

Waterfront Senior Living Facility | Central Maine

OFFERING MEMORANDUM



SENIOR LIVING | 31,818 SF | 26 UNITS



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ASSET SUMMARY

The property is a three-story, 26-unit, luxury waterfront independent living private pay facility that was completely rebuilt in 2018. Fully operational and staffed, the property features an indoor heated pool, fitness center, elevator access, and acres of meticulously landscaped grounds overlooking the Sebasticook River. The property is located on 9-10± acres, accessed by a private, tree-lined road, is near I-95, and contains groomed, nature walking trails along the river.

SALE PRICE : \$4,900,000



PROPERTY HIGHLIGHTS

- 26 Unit Luxury Independent Senior Living Facility
- Waterfront property overlooking Sebasticook River
- 9 - 10 acres with additional land available
- Indoor heated pool, fitness center, meticulous landscaping



Building Size	31,818± SF
# of Units	26
Units Breakdown	26 fully private units with oversized bathrooms, full kitchens, and large windows.
Lot Size	9-10± acres
Zoning	MU - Mixed Use
Real Estate Taxes	\$41,082 (FY 2023 - 2024)
Assessment	Building \$2,430,700 Land \$304,500 Total \$2,735,200
Building Age	1965, fully rebuilt c2018 (\$3.7M±)
Building Construction	Brick block and steel
HVAC	New dual Energy Kinetics System 2000 Frontier combination oil-fired hot water boilers, Viessmann Vitocrossal 200 Gas Condensing Boiler. Individual thermostats in every unit.
Roof	Architectural asphalt shingle, rubber EPDM
Utilities	Public water, sewer, telephone, electricity
Sprinklers	Fully sprinklered with separate line
Alarms	Hardwired smoke detectors, heat sensors, fire alarm system
Parking	Ample paved
Accessibility	Elevator access, ADA

Property Specifications

OVERVIEW

Type	Independent Living, Private Pay
Square Footage	31,818
Year Built	1965, rebuilt 2018 (\$3.7m±)
Acres	9-10±, including waterfront
Rooms	26 room, full on-suite kitchen, private in-suite baths
Price	\$4,900,000
2024 NOI*	\$453,839
Cap Rate	9.26%

* Based on projected income & expenses. See broker for details.



Photographs



Photographs

