

210 MAIN ST, WATERVILLE, ME 04901

FOR SALE



WATERVILLE WALGREENS

For More Information, Please Contact:



Charlie Hippler

Associate

(207) 744-3084 Ext 315

Charlie@CoreFirms.com



Josh Soley

President

(207) 744-3084 Ext 301

Josh@CoreFirms.com



PROPERTY INFORMATION



Address	210 Main St, Waterville, ME 04901
Parcel ID	WAVL M:048 B:328
Deed Reference	Book 12546 Page 134
Listing Price	\$7,190,000.00
Cap Rate	10.00%
NOI	\$718,391.00
Building Size	14,673 ± SF
Acreage	2.23 ± Acres
Parking Ratio	4:44:1000
Zoning Description	Commercial - A
Year Built	2009
HVAC	Radiant Heat, Gas
Construction	Steel

Corporate-backed Walgreens located at 210 Main Street in Waterville, Maine, with over four years remaining on a triple net lease and six 5-year renewal options. The current annual rent is \$718,391 with scheduled increases over the option periods. The 14,673 SF building, constructed in 2009, sits on a 2.23-acre parcel and offers stable cash flow backed by a nationally recognized tenant.

Waterville is a hub in Central Maine, bolstered by recent investments, revitalization efforts, and growing healthcare and education sectors. The city is also home to two well-known institutions of higher learning: Colby College and Thomas College, which contribute to a strong local workforce, steady population base, and consistent demand for goods and services. The property's strategic location and solid lease fundamentals make it a compelling net lease investment opportunity.



LEASE INFORMATION



YEAR	START	END	TERM	RENT	% INC
11-20	06/01/2019	05/31/2029	Current	\$718,391.30	10.0%
21-25	06/01/2029	05/31/2034	Option 1	\$790,230.43	10.0%
26-30	06/01/2034	05/31/2039	Option 2	\$790,230.43	0.0%
31-35	06/01/2039	05/31/2044	Option 3	\$869,253.47	10.0%
36-40	06/01/2044	05/31/2049	Option 4	\$869,253.47	0.0%
41-45	06/01/2049	05/31/2054	Option 5	*	TBD
46-50	06/01/2054	05/31/2059	Option 6	**	TBD





AERIAL MAP



Johnny's Selected Seeds

WATERVILLE WALGREENS

210 MAIN ST
WATERVILLE, ME 04901



For More Information, Please Contact:



Charlie Hippler
Associate
(207) 744-3084 Ext 315
Charlie@CoreFirms.com



Josh Soley
President
(207) 744-3084 Ext 301
Josh@CoreFirms.com