

John Graham Real Estate

FOR SALE



400 Narragansett Trail Buxton ME

Located on the corner of Narragansett Trail (Route 202) and Main Street/Portland Road, and at a lighted intersection, this highly visible property is available for sale. Aubuchon recently made a significant investment in upgrading the space it has occupied since 2003. Aubuchon has an NNN lease with performance bounces that runs through 2043. There is also an additional 3,500+/- square foot two floor front section awaiting the next owners. Previously leased to growers it needs rehab but the location and visibility can't be beat! Perfect for an owner user looking for a high visibility location or the investor looking to add value. Priced to sell and encouraging offers.

John Graham Real Estate

10 Pleasant Street

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Location:400 Narragansett Trail, Buxton, Maine

Owner: Sandor, LLC

Book/Page: 17130/676

Zoning: Business Commercial

Size: 15,176+/- square feet.

Parking: 25-30 off street spaces

Utilities: dedicated, 3-200 amp electrical, 3 meters-1 per unit. Oil forced hot air furnaces and heat pumps, driven well and septic system

Price: ~~\$1,494,000~~ **Correction \$1,325,000**

Income: Aubuchon pays \$7,144.20 a month plus NNN charges plus a yearly bounce. In 2025 they paid \$13,751.68 bonus

Expenses: Taxes-\$13,276(2025), Insurance-\$8,588, Plowing-\$12,203- reimbursed by tenants (Aubuchon is responsible for 78.6% of common expenses).

For more information call or email John: 207-491-1660 or john@johngrahamrealestate.com

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