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## Stebbins of The Boulos Company arranges \$3.825m sale of 10,717 s/f retail building

June 23, 2023 - Retail



York, ME Saint Thomas, LLC purchased 317 U.S. Rte. One from MCG Warren, LLC for \$3.825 million. Built in 2022, the property consists of two newly-constructed, freestanding retail buildings totaling 10,717 s/f, leased to O'Reilly Auto Parts and Sherwin Williams. The deal closed on June 5.

Daniel de Sa' of HMX Realty Advisors represented the seller. The buyer was represented by Noah Stebbins of The Boulos Company.

The buyer has been seeking to acquire triple-net leased retail investment properties with long-term leases in place in Southern Maine — given the limited supply of investment properties throughout the state. They've been looking at 317 Rte. One for nearly a year, attracted to the new construction, quality tenants, and proximity to the Kittery outlets and Portsmouth Naval Shipyard.

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