



CELEBRATING
55 YEARS

nerej

Day of Porta & Co. and Soley of CORE broker \$5.25 million sale of 17,600 s/f to North Yarmouth Academy

June 06, 2025 - Northern New England



350 U.S. Rte. One - Yarmouth, ME

Yarmouth, ME CORE, one of the largest integrated commercial real estate firms in Northern New England, and Porta & Company, a commercial real estate brokerage firm based in Portland, together negotiated the sale of 350 U.S. Rte. One.

This 17,600 s/f commercial building was sold to North Yarmouth Academy (NYA) by 103 LLC for \$5.25 million.

Charles Day, partner, at Porta & Company represented the buyer, and Josh Soley, president, of CORE represented the seller. The deal, which closed May 20, 2025, was the result of an off-market listing.

NYA plans to redevelop the property to expand student and faculty housing adjacent to their campus.

In a statement on their website about the acquisition, NYA shared: "This mission-driven initiative will enable the Academy to welcome students from around the country and the world. These students will support existing programs and create opportunities to develop new programs benefiting the entire NYA Upper School. The building will include space for four members of the faculty and staff

and approximately 45 students. NYA will build out the facility to include a dining and recreational commons. The building will be ready for approximately 20 students, plus faculty and staff, for the fall of 2025.”

“This property presented an exciting opportunity for the buyer to realize their goal of bringing more students into Yarmouth’s vibrant downtown community,” said Soley. “Our client has been communicating and coordinating with existing tenants and the new ownership to facilitate a smooth transition as their redevelopment progresses.”

“The property at 350 U.S. Rte. One presented a unique opportunity for NYA to acquire the building and be able to convert it to a dormitory. Given the high costs for new construction this creative solution was an easy decision for NYA to make, it was a true pleasure to work with the NYA leadership team on this acquisition,” said Day.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540