

100% Fully Leased Investment Opportunity

FOR SALE:

**56 Northport Drive,
Portland, ME 04103**



COMPASS
COMMERCIAL BROKERS

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22,150+/- SF

Sale Price: \$3,925,000

Compass Commercial Brokers is proud to present an exceptional investment opportunity at 56 Northport Drive in Portland, Maine. This 22,150 +/- SF, 100% fully leased office building is strategically located at the intersection of Allen Avenue and Washington Avenue, offering unparalleled access to I-295 and surrounding business districts. The building is home to a diverse and stable mix of Tenants, including Merchant Focus Processing, the Department of Workers Compensation, EA Fitness & Performance, Goodwill Industries of Northern New England, and Apex Residential Support and Services. Recently renovated with extensive upgrades including but not limited to new LED lighting throughout and rubber membrane roof, 56 Northport Drive features modern, Class A finishes throughout, creating a polished and professional environment for its Tenants. With ample on-site parking, convenient access to major highways, and a highly visible location, this property offers an outstanding investment opportunity in a highly desirable area of Portland. Don't miss out on the chance to acquire a well-maintained, income-producing asset in one of Maine's most sought-after markets.

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56 Northport Drive—Property Information

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Property Information

OWNER:	56 Upham LLC
SALE PRICE:	\$3,925,000.00
CAP RATE:	8.15%
PRICE PSF:	\$170.20 PSF
2026 NET INCOME:	\$319,648.00
BUILDING SIZE:	22,150 +/- SF
LOT SIZE	1.73 Acres
YEAR BUILT:	1988, Renovated 2023/24
DEED:	Book: 40114 Page: 092
REAL ESTATE TAXES:	\$27,583.95 (2025/26)
ZONE:	B-2
STORIES:	2 Story building.
CONSTRUCTION:	Concrete/Masonry
ELEVATOR:	Yes
SPRINKLER:	Yes
LIGHTING:	LED, accent mix, ample natural light.
HVAC:	Gas Fired Heat / Central AC.
ELECTRCITIY:	Circuit Breakers.
RESTROOMS:	In Common on each floor.
SIGNAGE:	Directory board in lobby.
PARKING:	Ample, In common on site.
EXTERIOR:	Concrete & Masonry.
ROOF:	Rubber Membrane / Replaced 2023.



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56 Northport Drive—Interior Photos

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56 Northport Drive—Exterior Photos

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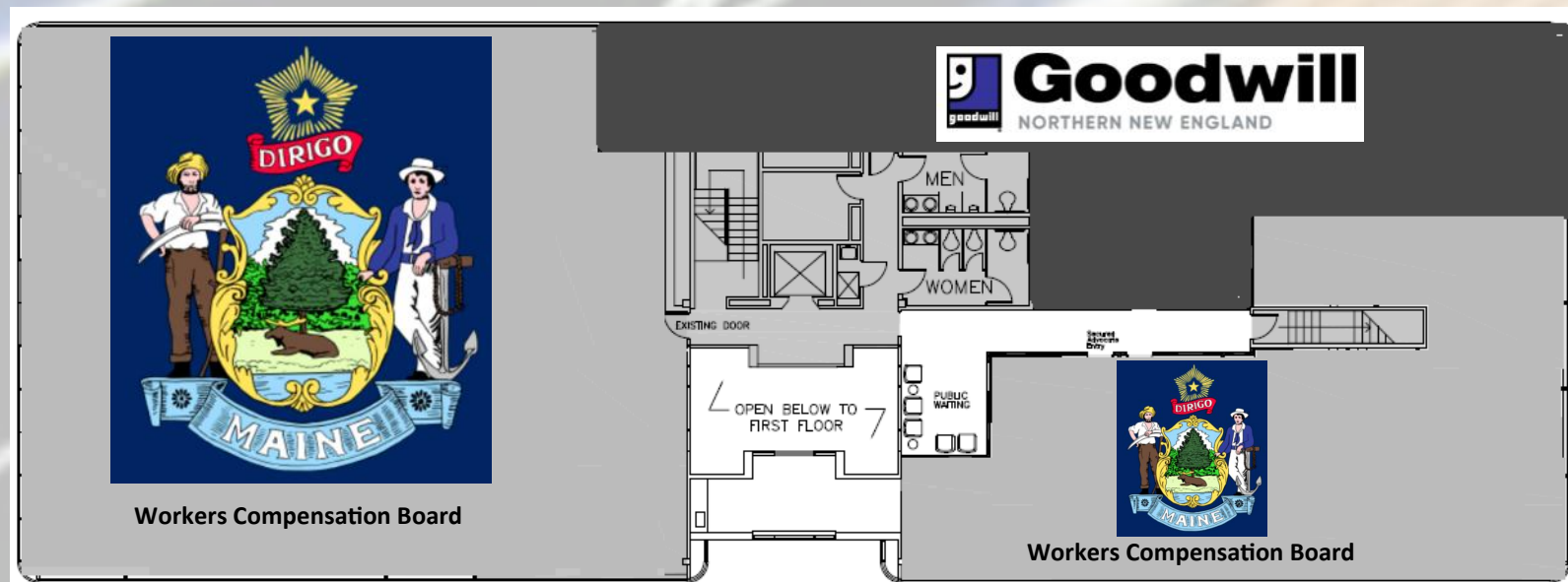
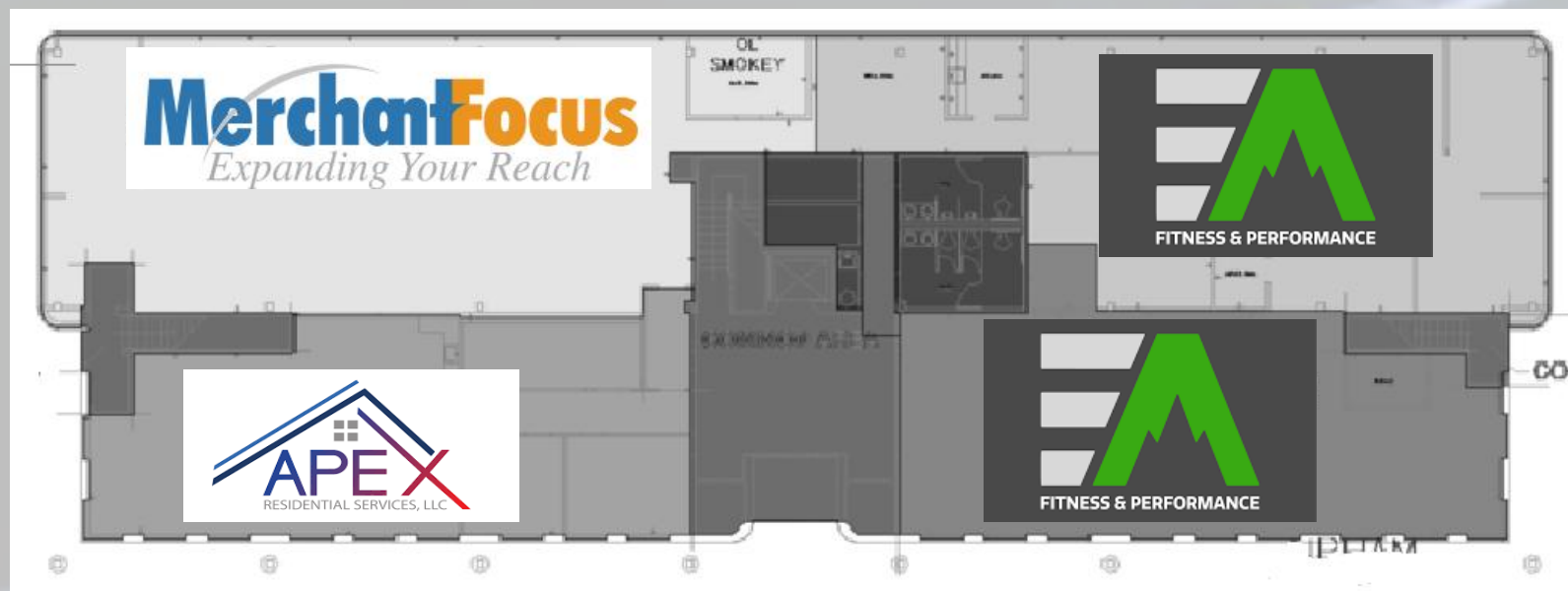
56 Northport Drive—Floorplans

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56 Northport Drive—Tenant Descriptions

Department of Worker Compensation State of Maine:



Workers' Compensation Board: The state agency that oversees the workers' compensation system. The Workers' Compensation Board helps injured workers and employers resolve disputes about workers' compensation benefits.

Apex Residential Support Services:



Our mission is to help adults with intellectual disabilities and autism spectrum disorder live happy, independent lives in the comfort and safety of homes they can call their own. Apex aims to provide a safe and comfortable place for our consumers to live their lives to their fullest— giving them a home, not just a place to live.

EA Fitness:



The very first thing you will discover is that we do not discriminate. Whether you are young at heart, or have just completed your 50th marathon, or are recovering from injury or healing a broken heart, whether walking the dog is the only exercise you've had in years, or you're someone training for the Iditarod...We will help you achieve your fitness goals. One of the things that makes us so unique is our community of people from literally every walk of life: stay-at-home parents, elite athletes, students, CEOs, members of the armed services, firefighters, you name it. Our bodies come in every imaginable size, shape and age; and yet, our workouts every day are designed for anyone to do them.

Goodwill Industries of Northern New England:



Goodwill Northern New England is a nonprofit that helps people achieve their life and work goals. This may include job training and career placements; health care supports that allow people to achieve their personal goals and providing jobs directly through our retail and cleaning enterprises. Our stores sell affordable goods donated by members of communities across our three states. In addition to providing flexible, stable jobs, our stores divert 50+ million pounds of donated goods from landfills annually.

Merchant Focus Processing:



From our humble beginnings as a small startup, we have expanded our reach and earned a reputation for exceptional customer service and strong industry partnerships. Our mission is simple: to support our merchants by delivering tailored payment solutions that meet their unique needs. Our success is deeply tied to the success of our clients, and we are committed to fostering long-term relationships built on trust and excellence.



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56 Northport Drive—Area Map

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