

FOR SALE



**21 COBB ROAD
BATH, ME 04530**

PROPERTY HIGHLIGHTS

- Large five (5) unit apartment building on 0.4± acre lot with plenty of parking
- Renovated units with in-unit laundry (three sets Seller owned)
- Close proximity to downtown Bath, Bath Iron Works and 40-minute commute to Portland
- Separately metered water and electric utilities. Newer Buderus hot water boiler
- Sale Price: \$895,000 (9.34% cap rate)



PROPERTY DETAILS

OWNER	Bilokonsky Midcoast Properties, LLC
ASSESSOR'S REFERENCE	Map 25, Lot 13
BOOK/PAGE	2018R/2277
BUILDING SIZE	5,654± SF
LOT SIZE	0.4± Acres
NUMBER OF UNITS	Five (5)
NUMBER OF STORIES	Two (2)
YEAR BUILT	1820, renovated 2019 (4 of 5 units)
WATER/SEWER	Public, separately metered
LAUNDRY	All units have washer/dryer hookups. 3 units have seller owned washers/ dryers
HVAC	Hot water boiler, baseboard heat
PARKING	Eight (8) paved spots
ROOF	Asphalt Shingle
CONSTRUCTION	Wood-frame
ZONING	R-1 (High Density Residential)
REAL ESTATE TAXES	\$5,955 (2023)
SALE PRICE	\$895,000



FINANCIAL INFORMATION

Rent Roll			
1	\$1,825	2 bed 1.5 bath	Lease through 3/2026
2	\$1,825	2 bed 1 bath	Lease through 3/2026
3	\$975	Studio 1 bath	Lease through 2/25
4	\$3,339	3 bed 1 bath	Seasonal Airbnb
5	\$1,750	3 bed 1 bath	Lease through 3/2026

Income & Expenses	
Annual Income	\$116,568
Property Taxes	\$5,955
Insurance	\$6,216
Repairs/Maint.	\$1,000
Plowing	\$350
Mowing	\$500
Trash Pickup	\$1,440
Airbnb Mgmt.	\$4,295
Airbnb Cleaning	\$3,380
Airbnb Internet	\$1,200
Heat	\$5,941
Electric	\$2,006
Water & Sewer	\$701
Total Expenses	\$32,984
NOI	\$83,584



CONTACT US



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