

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)



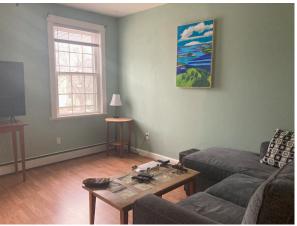
21 COBB ROAD BATH, ME 04530



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



ROY DONNELLY Associate Broker +1 207 553 1736 T +1 207 356 1327 C rdonnelly@boulos.com

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