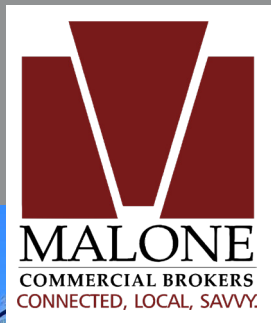


FOR SALE | OFFICE BUILDING

884 Broadway | South Portland, ME



3,862± SF OFFICE BUILDING

- Potential for medical office use such as a chiropractor, masseuse, clinic, etc.
- Located close to downtown Portland and the Maine Mall
- Situated at the corner of Broadway and Valley Street with traffic counts of 13,418± cars/day
- Ample on-site parking

SALE PRICE: \$775,000



JOE MALONE, CCIM

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MALONE COMMERCIAL BROKERS

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 • malonecb.com

PROPERTY SUMMARY

884 Broadway | South Portland, ME



OWNER: Harbor Fish Market, Inc.

DEED: Book 14780, Page 0063

ASSESSOR: Map 25, Lot 253

LOT SIZE: 0.31± AC

BUILDING SIZE: 3,862± SF

STORIES: Two (2)

YEAR BUILT: 1900

CONSTRUCTION: Wood frame

ROOF: Asphalt

SIDING: Vinyl

FLOORING: Mixed

HVAC: Forced hot air; oil

UTILITIES: Municipal water & sewer

SIGNAGE: Street pylon

PARKING: Ample on-site

ZONING: LB - Limited Business District

ASSESSED VALUE: \$432,400

PROPERTY TAXES: \$6,728.14

SALE PRICE: \$775,000



PROPERTY SUMMARY

884 Broadway | South Portland, ME

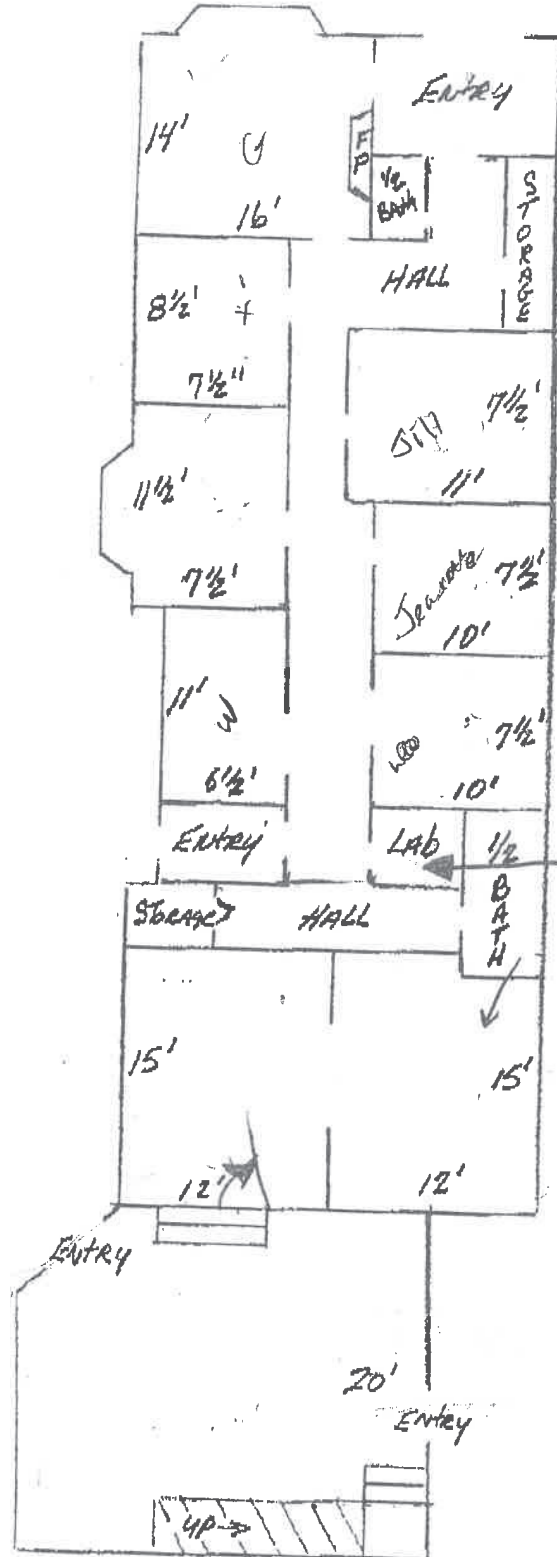


FLOOR PLANS

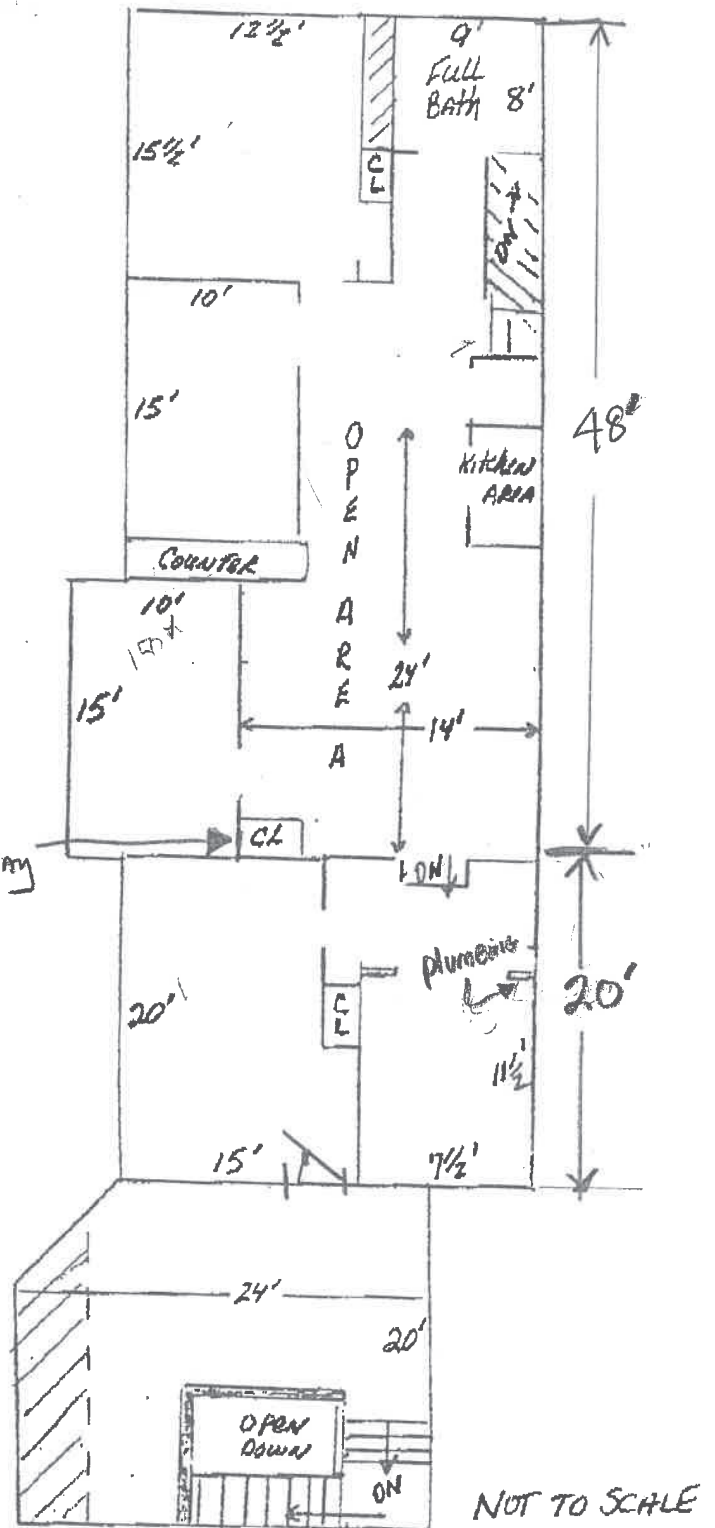
884 Broadway | South Portland, ME



FIRST FLOOR



SECOND FLOOR



OLD STAIRWAY

NOT TO SCALE

SURVEY

884 Broadway | South Portland, ME



INSPECTION OF PREMISES I HEREBY CERTIFY TO Drummond & Drummond	884 Broadway South Portland, Me.	Job Number: <u>327-52</u> Inspection Date: <u>5-7-99</u> Scale: <u>1" = 30'</u>
--	-------------------------------------	---

Maine Bank & Trust and its Title Insurers
The monumentation is in harmony with current deed description.
The building setbacks are in conformity with town zoning requirements.
The dwelling does not appear fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.
The land does not appear fall within the special flood hazard zone as indicated on community-panel # 230053 0008 D.

* Monumentation is vague.

Buyer: Harbor Fishmarket, Inc.
Seller: Harster Investments, Inc.

North

Chain Link Fence

70' Wood Fence

Paved Driveway

191'

191'

70'

2 Story Wood Building on Brick & Concrete Foundation

Valley Street (bituminous)

Apparent R/W

Paved Sidewalk

Broadway (bituminous)

← To Route 77

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ADJUTING DEEDS.

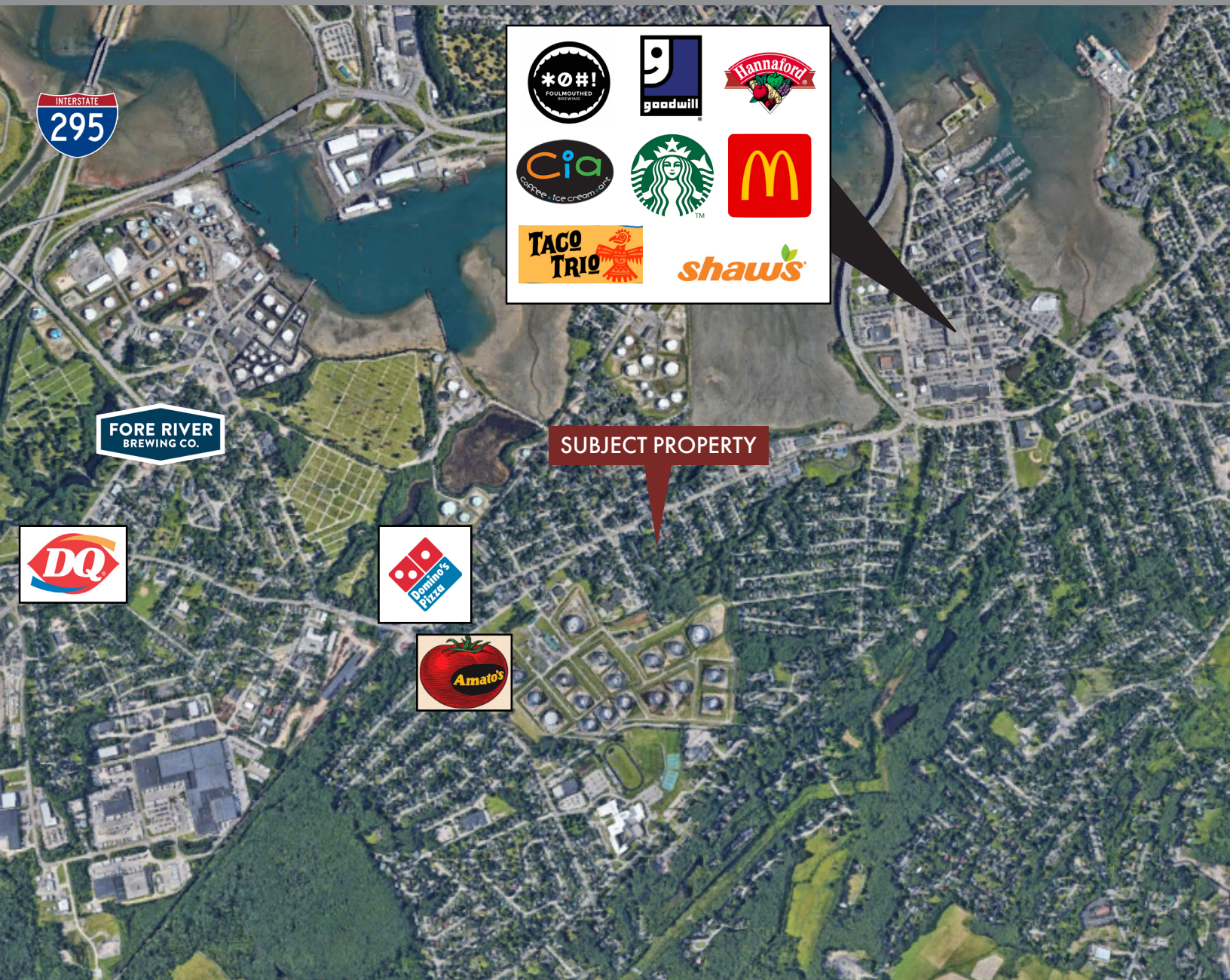
BRUCE R. BOWMAN, INC.
P.O. Box 12 A
Cumberland, Maine 04021
Phone: (207) 829-3959
Fax: (207) 829-3522

PLAN BOOK _____ PAGE _____ LOT _____
DEED BOOK 12406 PAGE 338 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: *JAM*

FOR SALE | OFFICE BUILDING

884 Broadway | South Portland, ME



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