



FOR SALE

WEST END MIXED-USE INVESTMENT

200 BRACKETT STREET & 54 PINE STREET
PORTLAND, ME 04102

PROPERTY HIGHLIGHTS

- Six unit investment property consisting of one commercial (restaurant) unit and five residential units
- 100% occupied
- Eight (8) space parking lot included
- Commercial unit recently renovated
- Property has recently undergone several capital improvement projects
- Value-add opportunity - see broker for details
- Sale Price: \$1,650,000



PROPERTY DETAILS

OWNERS	William L. Stauffer & Charles C. Stauffer
REGISTRY OF DEEDS	Book 17709, Page 311
ASSESSOR'S REFERENCE	Map 56, Block C, Lots 6 & 7
LAND AREA	0.0582± AC - 200 Brackett St 0.0444± AC - 54 Pine St (detached parking lot) 0.1026± Total Acres
ZONING	B1 - Business Neighborhood
BUILDING SIZE	8,172± SF
NO. OF STORIES	Three (3)
CONSTRUCTION	Masonry
YEAR BUILT	1910; renovated 2021
NUMBER OF UNITS	Six (6) units consisting of a first floor restaurant space, two 2-bedroom units, two 1-bedroom units, and one studio
HEATING	Gas-fired individual Rinnai wall heaters
COOLING	Central air conditioning in restaurant space
UTILITIES	Municipal water and sewer
PARKING	Eight (8) parking spaces located at 54 Pine Street
WALKABILITY SCORE	97 - Walker's Paradise
ASSESSED VALUE	200 Brackett Street Land: \$197,000 Bldg: \$803,500 54 Pine Street Land: \$109,600
REAL ESTATE TAXES	\$11,985.99 (200 Brackett Street) \$ 1,313.01 (54 Pine Street)
SALE PRICE	\$1,650,000



TAX MAP



PROPERTY PHOTOS



AERIAL VIEW



CONGRESS ST.



SUBJECT PROPERTIES

PINE ST.

BRACKETT ST.

REICHE COMMUNITY SCHOOL



PORTLAND, MAINE

Portland — a historic seacoast town and Maine's largest city with a great vibe, working waterfront, loads of galleries, hundreds of one-of-a-kind shops, and award-winning restaurants.

200 Brackett/54 Pine Street is located in the West End Historic District of Portland which is home to several 19th and early 20th century, classic New England-style homes. The Western Promenade, a grassy walkway with views of the Fore River and White Mountains, creates a beautiful, natural boundary for this historic neighborhood. The property is also within walking distance to the city's Waterfront and Arts Districts, two areas that provide year-round shopping, dining and entertainment for tourists and locals alike.

BY THE NUMBERS 5 MILE RADIUS



63,534

POPULATION



39.6

MEDIAN AGE



31,452

HOUSEHOLDS



35,519

HOUSING UNITS



\$122,794

AVG. HOUSEHOLD INCOME



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