

# FOR SALE



## PRICE REDUCED

### THREE-UNIT APARTMENT BUILDING

30 CHESLEY AVENUE, PORTLAND, ME 04103

### PROPERTY HIGHLIGHTS

- Turnkey, well-maintained three-unit apartment building located on a quiet, dead-end street in the desirable neighborhood of North Deering
- Recent updates include a new asphalt driveway (2019), new roof (2024), new exterior decking/stairs (2024-2025), a new furnace (2025), repointed chimney (2025), and exterior siding repairs/new exterior paint (2025).
- Separately metered utilities for each unit (heat, hot water, & electric), plus dedicated off-street parking
- Ideal for owner-users looking to offset the cost of ownership or investors looking for steady cash flow
- Walkable to several parks, schools, shopping, restaurants, and local trails
- Sale Price: ~~\$775,000~~ **\$695,000**



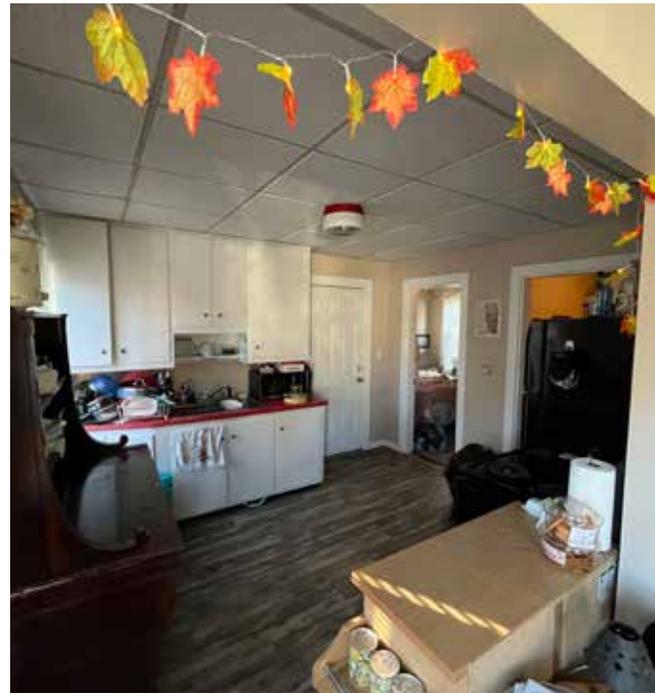
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## PROPERTY DETAILS

<b>OWNER</b>	3A Properties, LLC
<b>ASSESSOR'S REFERENCE</b>	439-E-5-6
<b>DEED REFERENCE</b>	34119/074
<b>ZONING</b>	RN-3 - Neighborhood Residential
<b>LOT SIZE</b>	0.18± AC
<b>BUILDING SIZE</b>	2,398± SF
<b>YEAR BUILT</b>	1935
<b>NUMBER OF STORIES</b>	Three (3)
<b>TOTAL UNITS</b>	Three (3)
<b>BUILDING LAYOUT</b>	One (1) 1-bedroom, 1-bath Two (2) 2-bedroom, 1-bath
<b>HEATING TYPE</b>	Oil/Electric baseboard
<b>UTILITIES</b>	Municipal water & sewer
<b>LANDLORD PAID UTILITIES</b>	Water, sewer
<b>TENANT PAID UTILITIES</b>	Heat, electric
<b>LAUNDRY</b>	Coin-op laundry
<b>PARKING</b>	8± on-site spaces across two (2) dedicated driveways
<b>ANNUAL R.E. TAXES</b>	\$7,540.21/year (FY 2025)
<b>SALE PRICE</b>	<del>\$775,000</del> <b>\$695,000</b>



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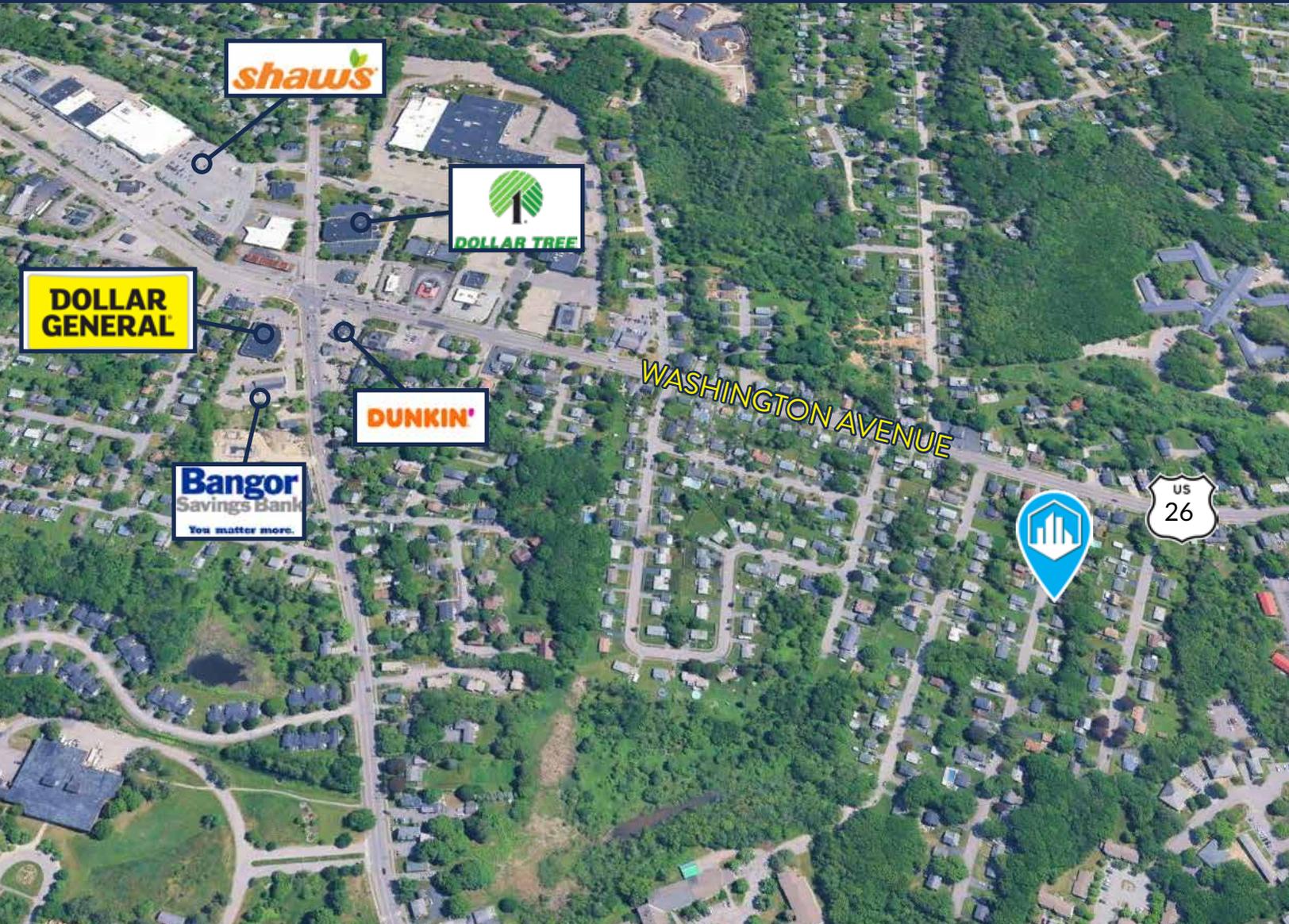
## PRO FORMA

30 Chesley Ave Pro Forma	
<b><u>Income</u></b>	
Rental Income as of 1/1/2026	\$ 47,280.00
Coin-Op Laundry (est.)	\$ 500.00
<b><u>Total Income</u></b>	<b><u>\$ 47,780.00</u></b>
<b><u>Operating Expenses</u></b>	
Taxes	\$ (7,540.21)
Insurance	\$ (1,445.40)
Plowing/Lawn care	\$ (910.00)
Electricity	\$ (380.97)
Water/Sewer	\$ (1,434.65)
Stormwater	\$ (93.00)
Reserves (3% est.)	\$ (1,433.40)
<b><u>Total Expenses</u></b>	<b><u>\$ (13,237.63)</u></b>
<b><u>NOI</u></b>	<b>\$ 34,542.37</b>
<b><u>Purchase Price</u></b>	<b>\$ 695,000.00</b>



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## CONTACT US



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