

# FOR SALE



## HISTORIC MIXED-USE BUILDING & REDEVELOPMENT SITE

57-61 NEAL STREET, PORTLAND, ME 04102



# PROPERTY HIGHLIGHTS

- 11,206± square foot building on 0.68± acres, including a 31-space parking lot
- Situated in the distinguished West End neighborhood of Portland, directly adjacent to downtown
- Development infill opportunity on approximately 1/3 acre of excess land
- New RN-4 zoning now permits more flexible uses. See broker for details.
- Amazing opportunity offered for the first time in over 100 years.
- **Sale Price: \$2,200,000**



# PROPERTY DETAILS

**OWNER** First Church of Christ, Scientist of Portland

**DEED REFERENCE** Book 821, Page 160  
Book 2963, Page 172 & 192  
Book 2964, Page 207  
Book 2965, Page 51 & 640

**ASSESSOR'S REFERENCE** Map 62, Block B, Lot 14

**NO. OF BUILDINGS** One (1)

**BUILDING SIZE** 11,206± SF

**BUILDING LAYOUT** The brick building consists of a large sanctuary, offices, and a fully finished daylight lower level.

**LOT SIZE** .6779± Acres

**ZONING** RN-4

**YEAR BUILT** 1914 (Addition built in 1967)

**CONSTRUCTION** Brick Masonry

**HEAT** Gas-fired furnace

**UTILITIES** Public water/sewer

**PARKING** 31± spaces

**REAL ESTATE TAXES** \$26,180.44/year

**SALE PRICE** **\$2,200,000**

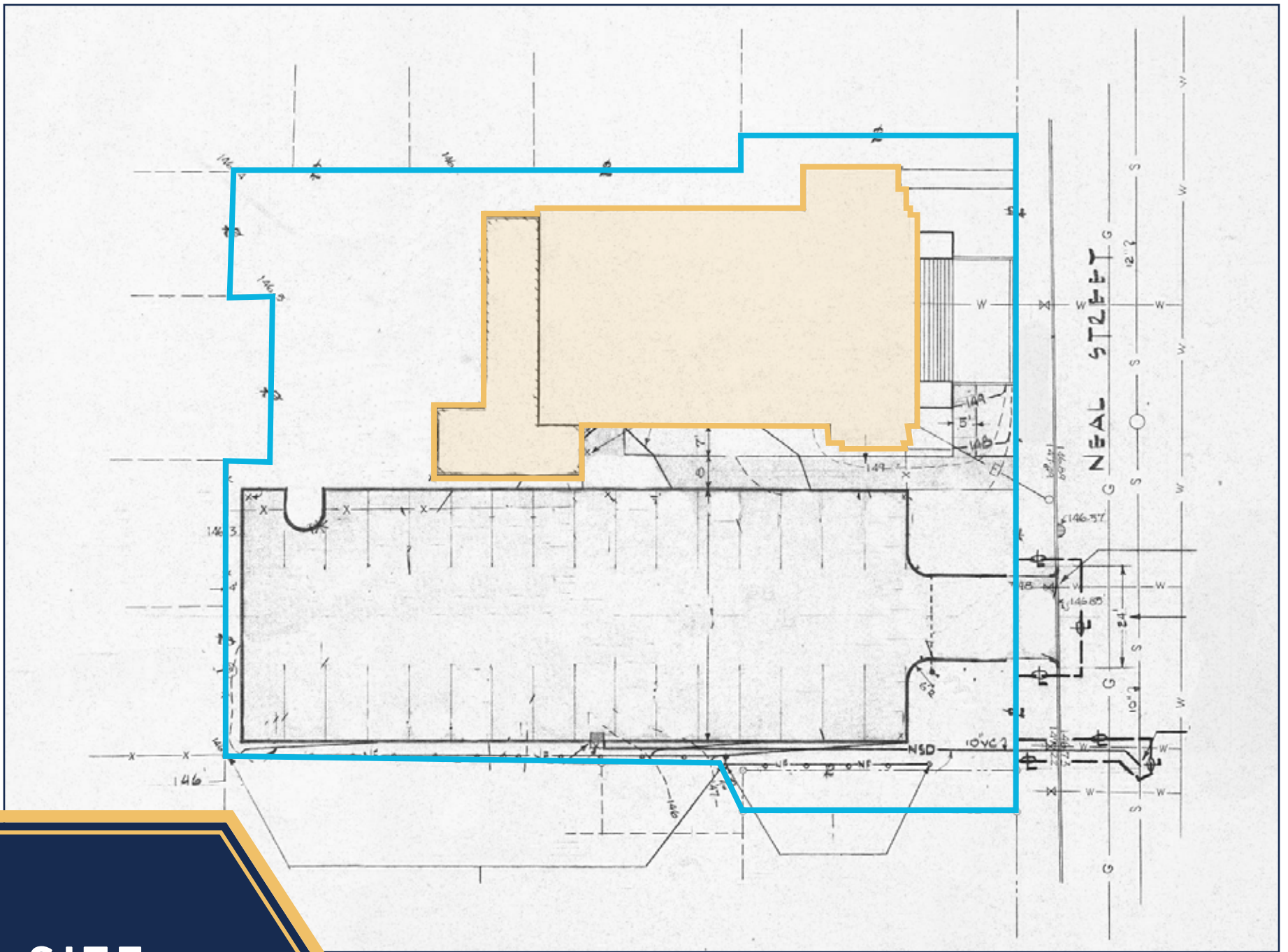


# PROPERTY PHOTOS

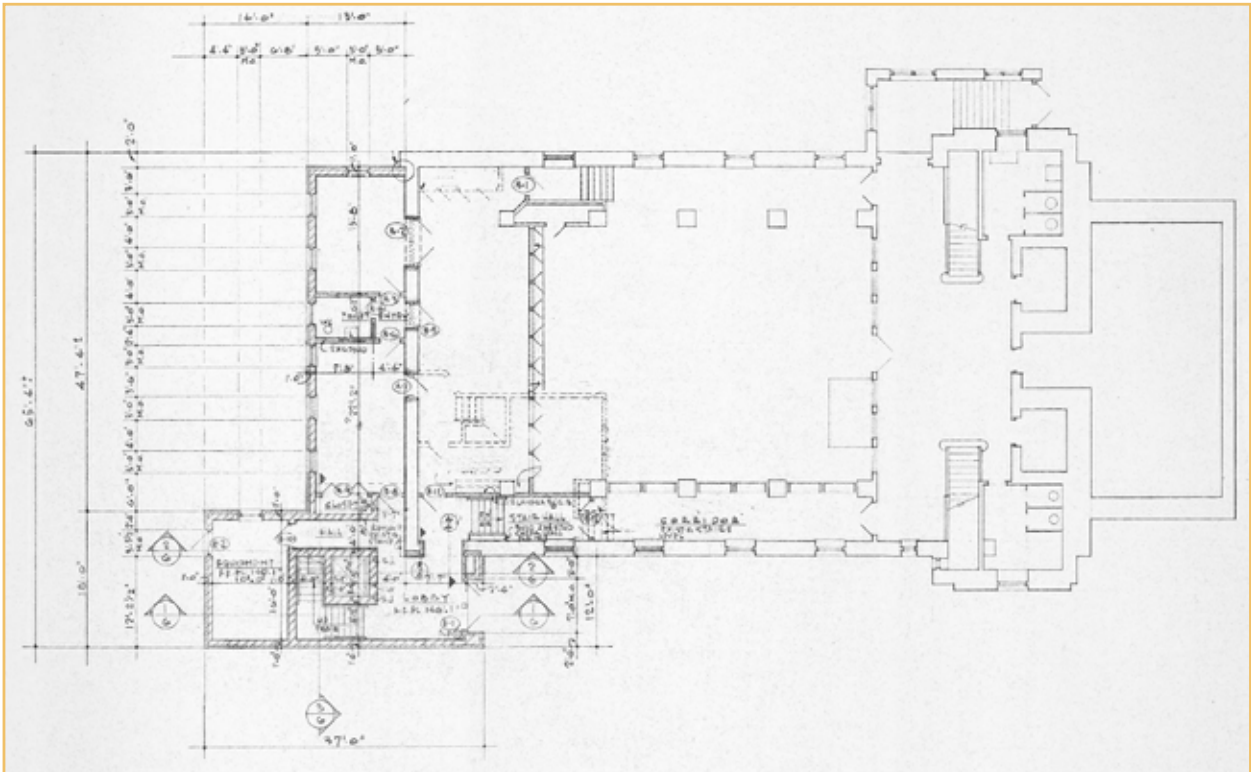


# AERIAL VIEW

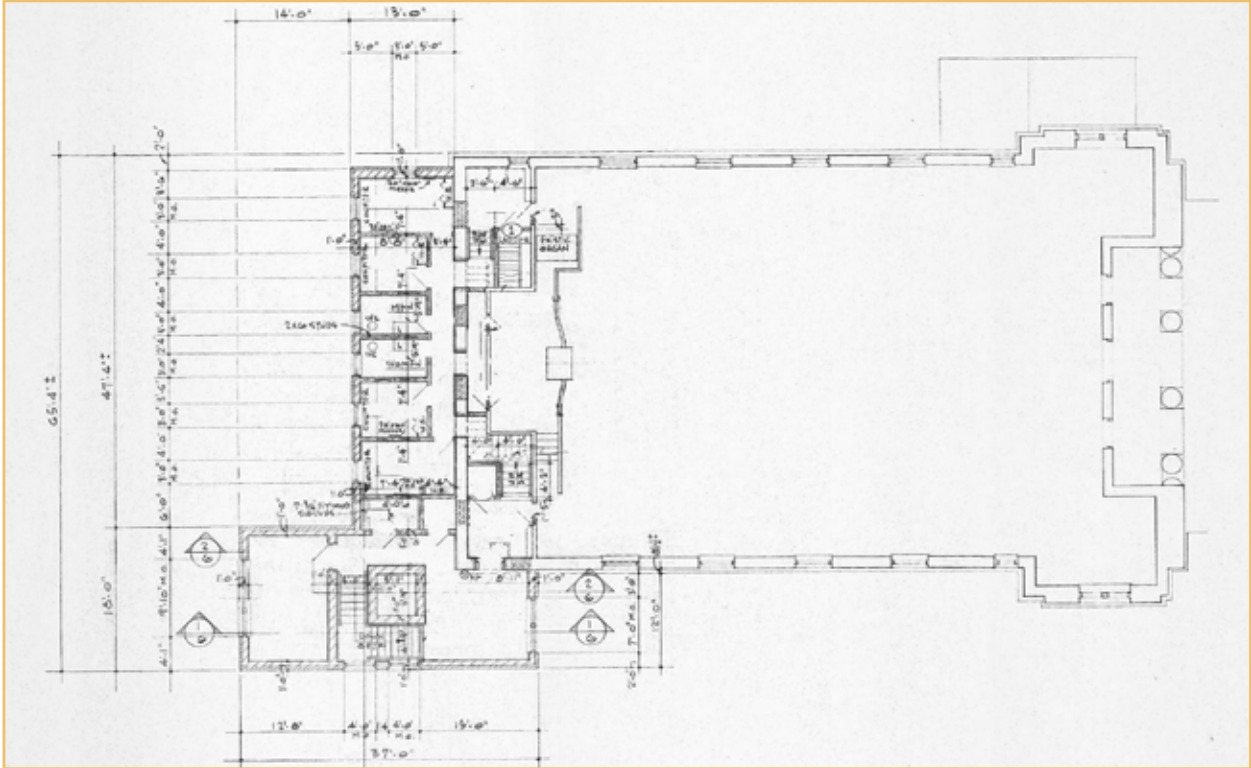




# SITE PLAN

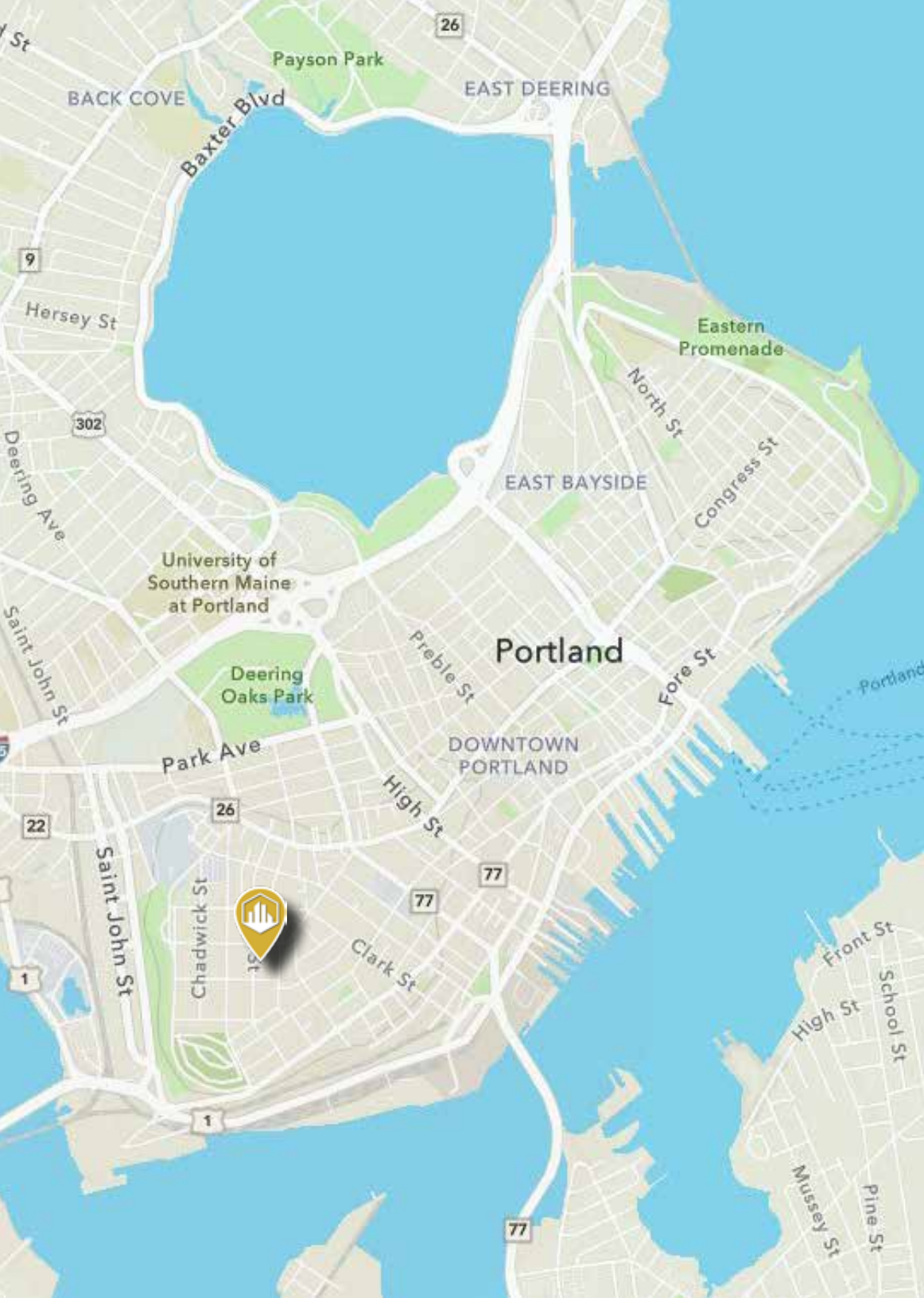


FIRST FLOOR



SECOND FLOOR

FLOOR PLANS



# THE BOULOS COMPANY

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