



For Sale

3-Unit Multifamily

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311 Main Street Westbrook, ME

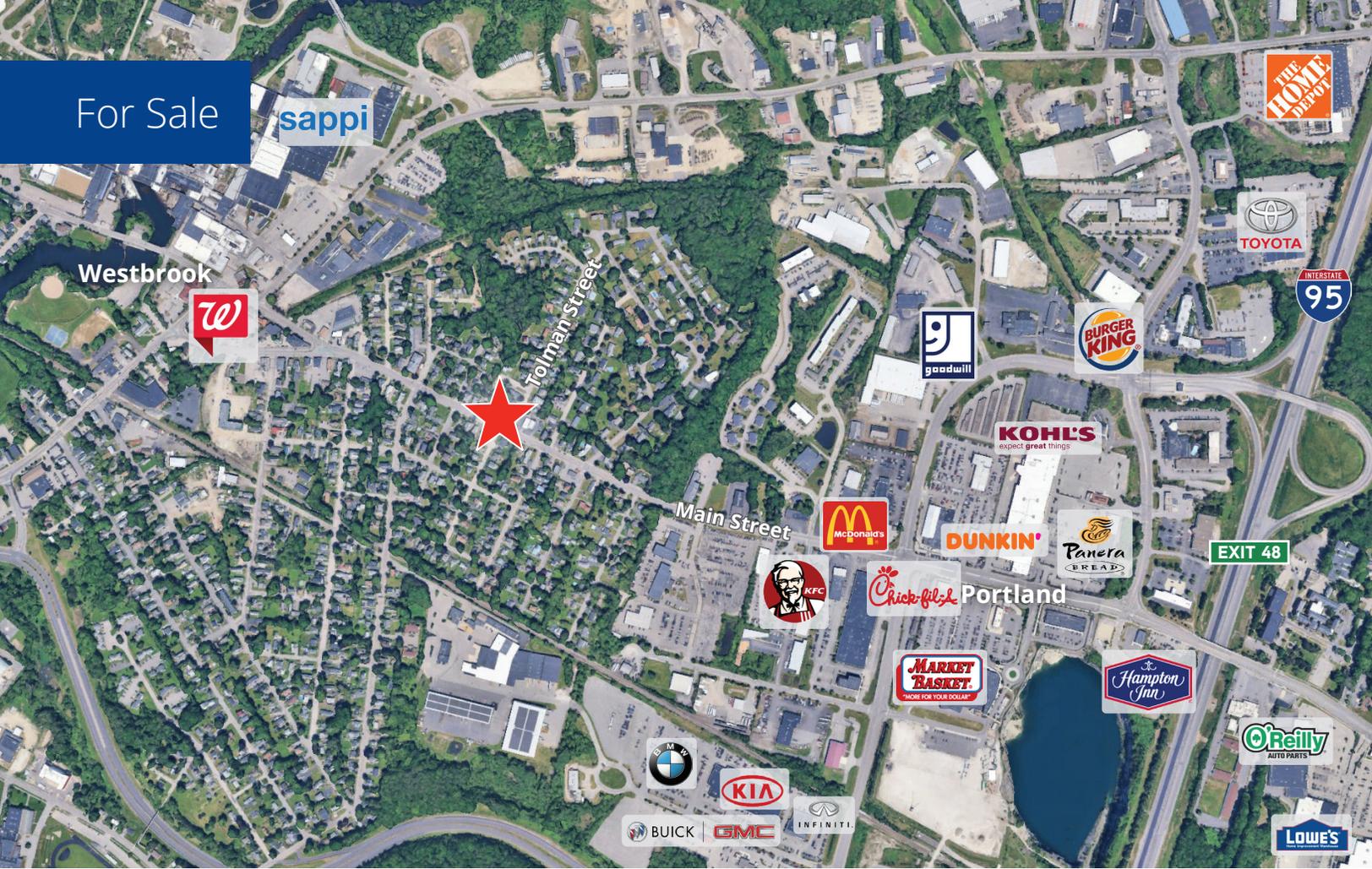
Property Highlights

- 2,652± SF 3-unit multifamily property for sale in the heart of Westbrook, ME, ideally located about 1 mile from I-95 and just minutes from Portland, ME
- Rare owner-occupied opportunity to live in 1 unit while generating supplemental rental income from 2 additional units and building long-term equity
- Below-market rents offering future upside while offsetting ownership costs
- Positioned on a corner lot at Main and Tolman Streets with on-site parking and a detached garage

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Specifications

Address:	311 Main Street
Location:	Westbrook, ME 04092
Owner(s):	311 Main Street LLC
Map/Lot:	041/011
Book & Page:	32223 & 123
Building Type:	Multifamily
Year Built/Renovated:	1928/2009-2011
Building SF:	2,652±
Floors:	3
Acreage:	0.16±
Utilities:	Public water & sewer Oil; propane
Zoning:	RGA-1 (Residential Growth Area)
Parking:	On-site parking & detached garage
2026 Taxes:	\$8,059
List Price:	\$625,000



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