

FOR SALE | MIXED-USE BUILDING

12 Washington Street | Biddeford, ME



MIXED-USE INVESTMENT PROPERTY

- First floor retail unit leased to The Dunn Bar Irish Pub for 5 years with 2 renewal options
- Five brand new residential units on the 2nd and 3rd floors
- Two 3-bedrooms and three 2-bedrooms

SALE PRICE: \$2,600,000



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PROPERTY SUMMARY

12 Washington Street | Biddeford, ME



OWNER: Trunorth Development LLC

DEED: Book 18760, Page 321

ASSESSOR: Map 38, Lot 350

LOT SIZE: 0.08± AC

BUILDING SIZE: 12,978± SF

YEAR BUILT: 1939

CONSTRUCTION: Masonry

ROOF: Flat

SIDING: Concrete & brick

ELECTRICITY: Circuit breaker

HVAC: Forced hot water; oil
Mini splits

UTILITIES: Municipal water & sewer

SPRINKLER: Wet system

PARKING: On street and paid parking lot

ZONING: MSRD1

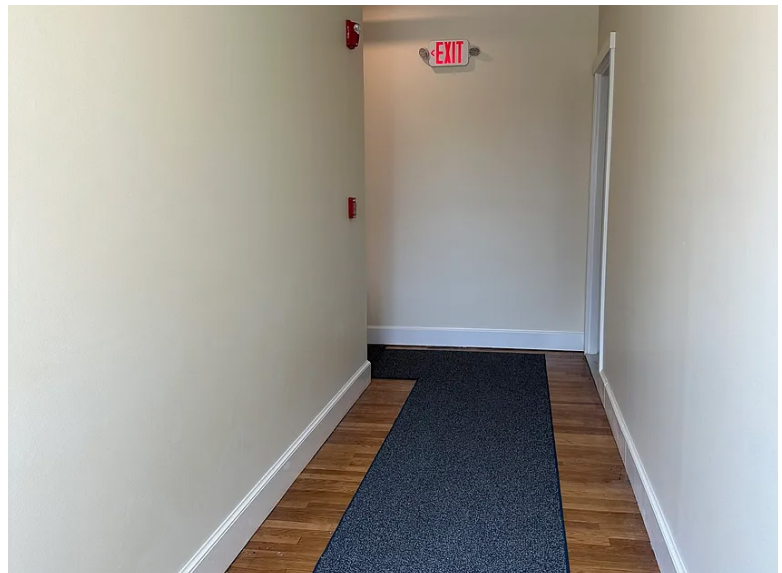
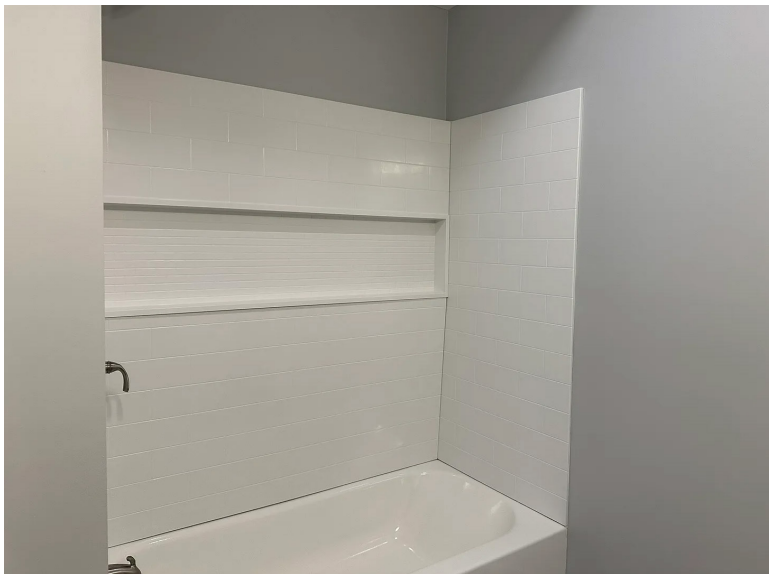
PROPERTY TAXES: \$13,177

SALE PRICE: \$2,600,000



PHOTOS

12 Washington Street | Biddeford, ME





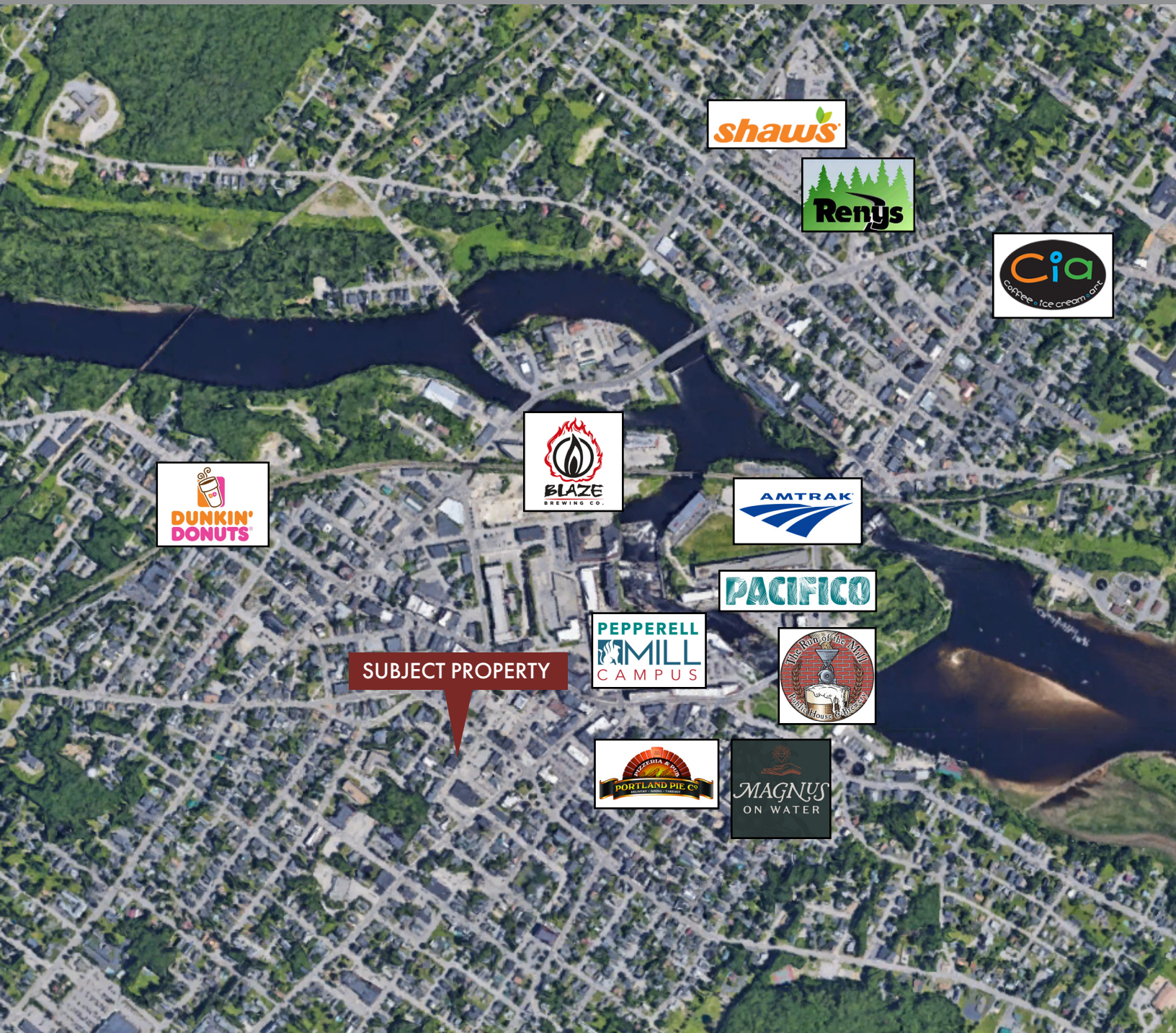
Cash Flow Analysis

	Monthly	Annual
Gross Income:		
1st Floor - The Dunn Bar Irish Pub- Leased	\$ 5,500.00	\$ 66,000.00
201 - 3 Bed - PROPOSED	\$ 2,950.00	\$ 35,400.00
202 - 3 Bed - Leased	\$ 3,500.00	\$ 42,000.00
301 - 2 Bed - Leased	\$ 3,000.00	\$ 36,000.00
302 - 2 Bed - PROPOSED	\$ 2,750.00	\$ 33,000.00
303 - 2 Bed - PROPOSED	\$ 2,750.00	\$ 33,000.00
Total Gross Income	\$ 20,450.00	\$ 245,400.00
Effective Gross Income	\$ 20,450.00	\$ 245,400.00
Expenses:		
Total Expenses	\$ 1,591.67	\$ 19,300.00
Net Operating Income:	\$ 18,858.33	\$ 226,100.00



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