

# FOR SALE

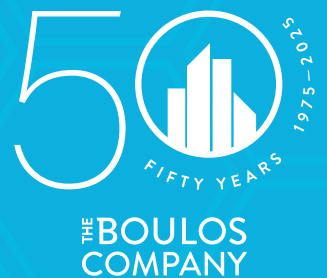


## OFFICE/WAREHOUSE SPACE

892 RIVERSIDE STREET, PORTLAND, ME 04103

### PROPERTY HIGHLIGHTS

- 4,610± SF building on 0.34± acres
- Office layout features: 5-7 private offices, a reception area, and kitchenette
- Warehouse features: clear span warehouse space (80' deep & 37' wide) with an 8' x 8' overhead door
- On-site paved parking
- The office portion of the property was likely a residence at one time (prior to the addition of the warehouse) and could be easily converted back, creating an ideal live/work opportunity.
- Traffic Count of 10,930± vehicles/day (AADT MaineDOT 2022)
- Sale Price: \$709,000



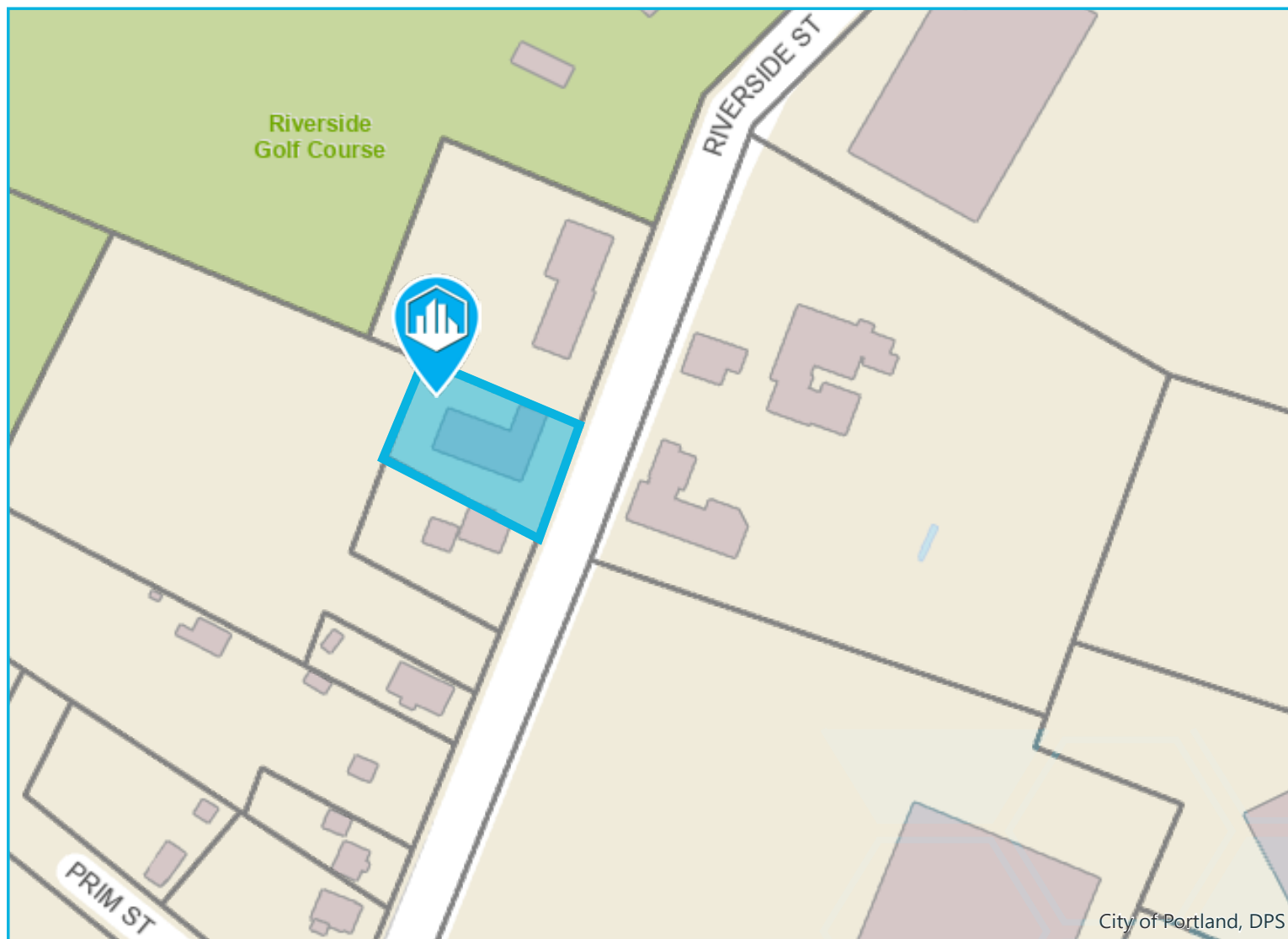
## PROPERTY DETAILS

OWNER	RIVERSIDE REALTY, LLC
ASSESSOR'S REFERENCE	361-A-6
DEED REFERENCE	BOOK 20517, PAGE 011
ZONING	IM - MEDIUM-IMPACT INDUSTRIAL
LOT SIZE	0.34± AC
LOT FRONTAGE	108± FT
YEAR BUILT	1922; RENOVATED IN 2016
BUILDING SIZE	2,960± SF (WAREHOUSE) 1,650± SF (OFFICE)
CEILING HEIGHT	10'-14' (WAREHOUSE)
DRIVE-IN DOORS	ONE (1) 8'X8'
CONSTRUCTION	STEEL BUILDING (WAREHOUSE) WOOD FRAME (OFFICE)
RESTROOMS	TWO (2)
POWER	3-PHASE, 200 AMP
HEATING & COOLING	HOT-AIR PROPANE HEATING SYSTEM & CENTRAL AC
UTILITIES	MUNICIPAL WATER & SEWER
PARKING	TEN (10) SPACES ON-SITE
ANNUAL R.E. TAXES	\$4,382.28/year (FY 2025)
SALE PRICE	\$709,000

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## TAX MAP





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## CONTACT US



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