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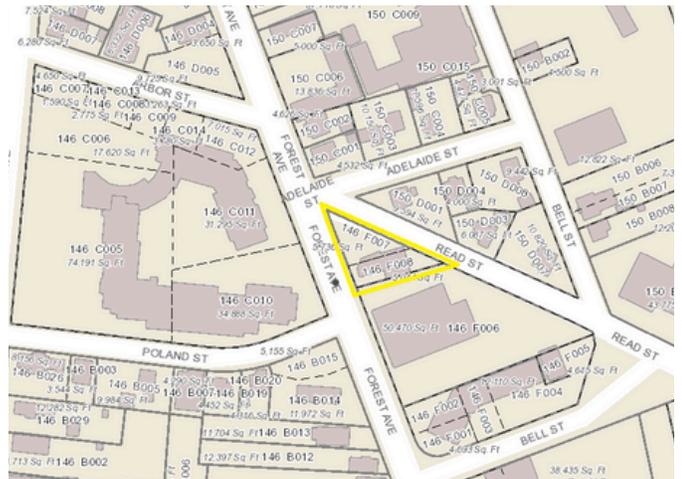
FOR SALE: OFFICE BUILDING

1087 Forest Avenue | Portland, ME 04103



Property Highlights

- High Visibility - 6,084± SF office building on the corner of Forest Avenue and Read Street.
- 4,000± SF available for owner occupier with additional income from Tenant in 1,500± SF.
- Average daily traffic count: 22,570 MDOT.
- 2.3 miles (8 minutes) from Portland Peninsula.
- **Sale Price: \$1,200,000**



Property Address:	1087-1089 Forest Avenue Portland, ME 04103
Owner:	Six Girls, LLC
Map/Lot:	146 / F7 / 1
Book/Page:	40390 / 308
Lot Size:	0.2475± AC
Building Size:	6,084± SF (including lower level finished space, per City Tax Card)
Zoning:	B2
Year Built:	1982
Utilities:	Municipal water/sewer
Heat:	Forced hot air
Roof:	Pitched shingle
Parking:	14± spaces
R.E. Taxes (2025):	\$11,994.38
Tenant:	Cornerstone First Mortgage - Occupy's 1,500± SF on lower level. - See Brokers for lease details.
Sale Price:	\$1,200,000

Owner Occupant Analysis

Sale Price:	\$1,200,000
Equity (20%):	\$240,000
Loan* (80%):	\$960,000
Tenant Income:	\$26,910/annually
Annual Debt Service:	\$74,244
Cost/SF - Owner Occupy 4,000± SF:	\$11.83/SF NNN

*6% interest rate, 25 year amortization

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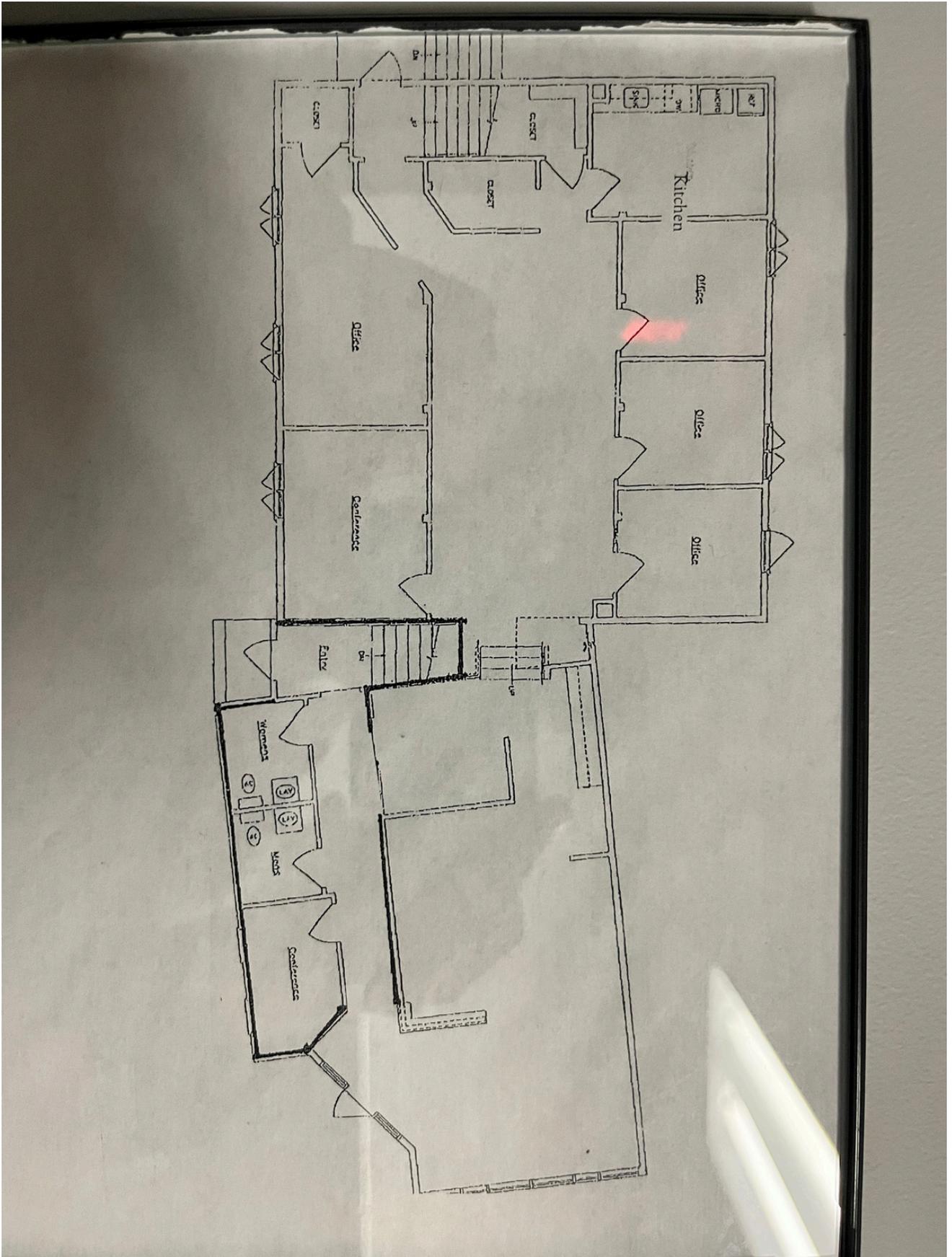
Photos

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First Floor - Floor Plan

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CONTACT US



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