FOR SALE | RETAIL CONDOMINIUMS 545 & 547 Congress Street | Portland, ME MALONE COMMERCIAL BROKERS CONNECTED, IDCAL SAVY.

FULLY-LEASED DOWNTOWN INVESTMENT PROPERTIES

- 1,477± SF retail condo leased to Regards and 1,582± SF retail condo leased to Benny's
- Each tenant has designated storage space in the basement
- 1031 Exchange opportunity
- Great location in downtown Portland with a walk score of 97 Walker's Paradise
- Condos can be sold together or separately

SALE PRICE: \$650,000 PER CONDOMINIUM



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PROPERTY SUMMARY

545 & 547 Congress Street | Portland, ME



OWNER: R&J 545 LLC

DEED: Book 28284, Page 337

ASSESSOR: Map 37, Block C01701, Lot 1A

YEAR BUILT: 1875

CONSTRUCTION: Masonry

ROOF: Flat, Rubber Membrane

SIDING: Brick

HVAC: Natural Gas-fired unit

distributed via Central Air Ducts

UTILITIES: Municipal Water & Sewer

SPRINKLER: Full-coverage Wet System

SIGNAGE: On building

SECURITY: 24/7 video surveillance

ZONING: B3

UNIT B - 547 CONGRESS

CONDO SIZE: 1.477± SF

LEASE EXPIRATION: September 30, 2026

RENEWAL OPTION: Two (2) 3-year options

ANNUAL RENT: \$36,636/year NNN

at 3% escalations

SALE PRICE: \$650,000

UNIT C - 545 CONGRESS

CONDO SIZE: 1,582± SF

LEASE EXPIRATION: September 30, 2029

RENEWAL OPTION: Two (2) 3-year options

ANNUAL RENT: \$45,600/year NNN

at 3% escalations

SALE PRICE: \$650,000





UNIT B PHOTOS

545 & 547 Congress Street | Portland, ME











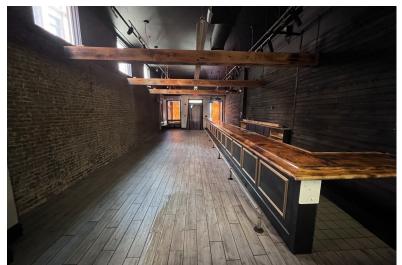


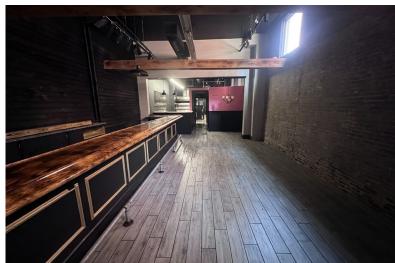


UNIT C PHOTOS

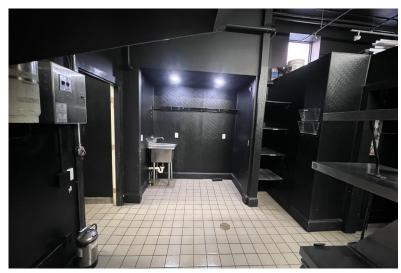
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EXAMPLE 10. EXAMPLE 10. E

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