

# FOR SALE | RETAIL CONDOMINIUMS

545 & 547 Congress Street | Portland, ME



## 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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**SUBJECT PROPERTIES**

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