

Beachside Cottage

165 E Grand Ave, Old Orchard Beach, ME 04064



Presented by
Maine Real Estate Experts



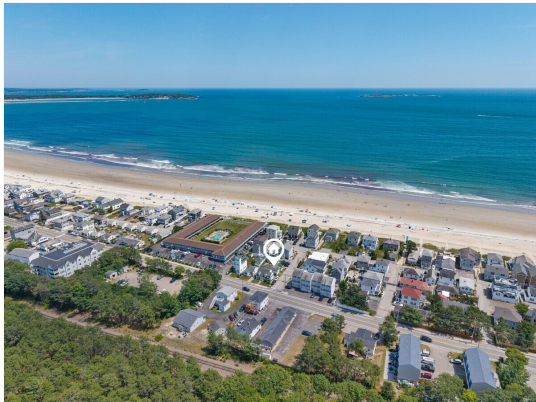
Price: \$545,000

Life is short, buy the beach house. Welcome to 165 E Grand Avenue, where you will find Cottage #6 -- a recently renovated 2 bed/2 full bath cottage, with an office and wifi! Whether you're looking for a family getaway, a low-maintenance year-round home by the sea, or an investment property with significant rental potential and the ability to build up, this charming cottage is the hidden gem you've been waiting for. On the Ocean side of East Grand, you are literally steps away from the sandy 7-mile beach -- a stone's throw. Newly renovated, including a new layout. Two condos were combined into 1 free-standing cottage, and converted into a year round cottage. A bonus room/office was added, new light fixtures, freshly painted throughout, 2 updated bathrooms, refinished and freshly painted walls, new flooring, new shiplap living room ceiling, new blown-in insulation, new hot water heater, new mini split for heating and cooling, new stainless steel refrigerator, and new white quartz countertop. The master bedroom ensuite has a vaulted ceiling and a private deck with a garden, manicured lawn and a partial ocean view. The beach is steps away at the top of the street. Part of a non-restrictive association with a low monthly a fee of 167 a month. The turnover in this association is extremely low due to the close proximity to the Ocean and low association fee. Some even have owned since the establishment of the association. Includes 2 parking spots. Non restrictive association -- you can further improve your cottage by building up, or adding a roof deck! No pet restrictions for owners. This cottage has an active short term rental license approved by the town and the potential to earn in excess of 60K a year for someone renting all weeks and months. Don't miss this opportunity to buy the beach house

outdoor restaurants.

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Very close to the Ocean. Amazing location.

Year Round rental income potential of \$63K, if \$3000/week for 12 weeks in summer = \$36,000, and \$3000 a month over the off season months = \$27,000.

A free-standing structure in a low-fee association. \$167 per mo.

The non-restrictive association allows owners to build UP within their building envelope.

Pets are allowed for owners.

Short term rentals allowed.

Short term rental license has been approved by the town.

All rental weeks convey.

Renovations include: new layout from combining two condos. Added an office. All walls, ceilings and floors have been refinished or replaced. New hot water heater, new mini split for heating and cooling. New quartz kitchen counter, freshly painted throughout. New shiplap ceilings and new wainscoting on kitchen walls, new blown in insulation, new stainless steel refrigerator.



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Maine Real Estate Experts

47 Ossipee Trl E
Standish, ME 04084



- Beachside, steps to the Ocean, Amazing location, Newly renovated, Air Conditioning, Freshly painted, New flooring, Year Round cottage by the sea.

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165_E_Grand_Ave_099B



165_E_Grand_Ave_007

Unit/Room Mix Information		Avg. Rent/Mo	Sq. Ft
Description	No. Units		
2+1	8	Negotiable	1,284

Beachside Cottage

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Property Photos





165_E_Grand_Ave_002



165_E_Grand_Ave_058

Beachside Cottage

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Property Photos



165_E_Grand_Ave_012



165_E_Grand_Ave_015

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Property Photos



165_E_Grand_Ave_018



165_E_Grand_Ave_021

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Property Photos



165_E_Grand_Ave_024



165_E_Grand_Ave_027

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Property Photos



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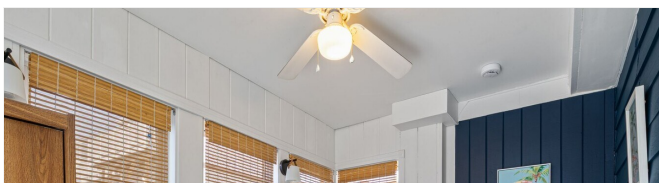


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Property Photos





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Location



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