

# FOR SALE | OFFICE CONDO

527 Ocean Avenue | Portland, ME



## PRICE REDUCTION



### OFFICE CONDO

2,786± SF office condo

Great layout with large reception area, conference rooms, kitchenette, work space and 8-10 offices

Ample on-site parking

**SALE PRICE: \$635,000**



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# PROPERTY SUMMARY

527 Ocean Avenue | Portland



**OWNER:** Ocean Aventure II LLC

**DEED:** Book 36183 Page 252

**ASSESSOR:** Map 163 Block E Lot 3

**CONDO:** Ocean Avenue Office Condominium

**AVAILABLE SPACE:** Unit 2: 2,786± SF

**CONFIGURATION:** Large reception area, conference rooms, kitchenette, work space and 8-10 offices

**YEAR BUILT:** 1987

**CONSTRUCTION:** Wood-frame

**FOUNDATION:** Full

**ROOF:** Pitched, shingle

**EXTERIOR:** Clapboard

**FLOORS:** Vinyl planks

**CEILING HEIGHT:** 9'±

**UTILITIES:** Municipal water/sewer

**ELECTRIC:** Circuit breakers

**HVAC:** Gas-fired base boards

**RESTROOM:** Three, one with shower

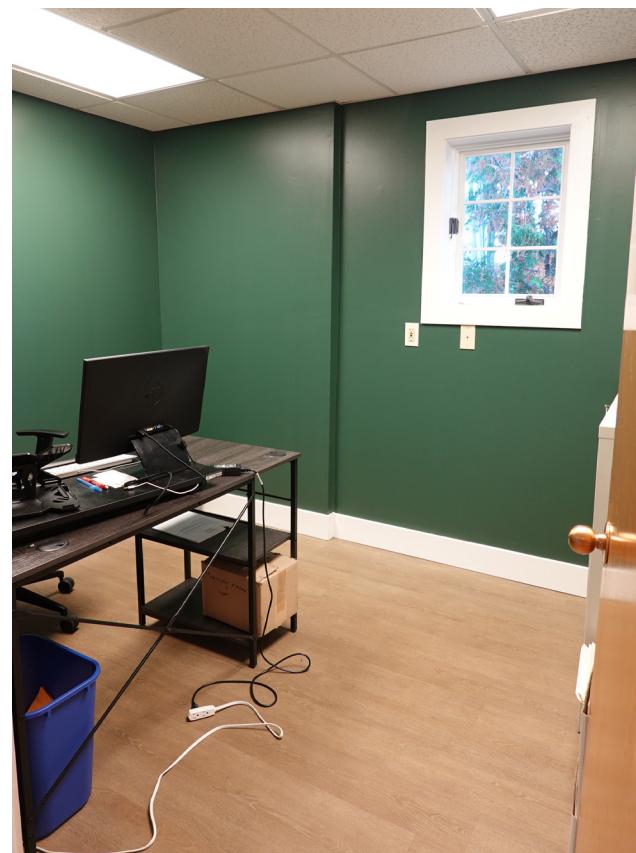
**SIGNAGE:** On building and street signage

**PARKING:** Ample on-site parking

**ZONING:** Commercial

**TAXES:** \$5,399.10

**CONDO FEES:** \$2,058.09/QUARTER



# PHOTOS

527 Ocean Avenue | Portland, ME



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