

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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MALONE COMMERCIAL BROKERS

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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

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