

FOR SALE • INVESTMENT

6 – 8 York Street • Kennebunk, ME



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INVESTMENT PROPERTY

Malone Commercial Brokers is pleased to present this highly visible multi-tenanted investment property with a mix of retail, warehouse/garage and residential units.

- 4,374± SF retail/residential building, 5,217± SF retail strip, 1,656± /SF garage, 2,500± /SF warehouse on 1.09± AC lot
- Excellent signage potential on busy intersection
- NOI of \$87,159.08

PRICED AT \$1,575,000



PROPERTY SUMMARY

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Site Info

OWNER:	6 York Street Investments LLC
DEED:	Book 18415 Page 498
ASSESSOR:	Map 51 Lot 180 and 178
LOT SIZE:	1.09± AC
SIGNAGE:	Street pylon and building
PARKING:	Paved in front of main building all the way to the intersection and between the buildings
ZONING:	DB: Downtown Business
FEMA ZONE:	X: Area of Minimal Flood Hazard
ROAD FRONTAGE:	305'±
PROPERTY TAXES:	\$15,176.92



PROPERTY SUMMARY

6 York Street • Kennebunk, ME



Building Info	Retail/Residential Mix
BUILDING SIZE:	4,374± SF plus basement
YEAR BUILT:	1939
CONSTRUCTION:	Woodframe
STORIES:	3
ROOF:	Rubber membrane
SIDING:	Vinyl
FOUNDATION:	Full concrete
FLOORING:	Wood/carpet mix
CEILING HEIGHT:	8'± SF
ELECTRICITY:	200 amp service Separately metered
HVAC:	Central air and forced hot water baseboard heat Oil fired
UTILITIES:	Municipal water/sewer
RESTROOM:	One per unit
UNIT MIX:	First floor retail Four residential units



PROPERTY SUMMARY

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Building Info	Retail Strip
BUILDING SIZE:	5,217± SF
YEAR BUILT:	1950
CONSTRUCTION:	Woodframe
ROOF:	Flat rubber membrane
SIDING:	Vinyl
FOUNDATION:	Slab
FLOORING:	Vinyl and hardwood mix
CEILING HEIGHT:	12'± SF
ELECTRICITY:	200 amp service Separately metered
HVAC:	Two 2.5 ton heating units Propane fired Electric air conditioning
UTILITIES:	Municipal water/sewer
SPRINKLER:	Wet
RESTROOM:	Two per unit
UNIT MIX:	One retail One restaurant
RESTAURANT DETAILS:	Hood, grease trap, bar and restaurant area Ice cream window has potential for subdivision



PROPERTY SUMMARY

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Building Info	Warehouse
BUILDING SIZE:	2,500± SF
YEAR BUILT:	1956
CONSTRUCTION:	Kirby metal
ROOF:	Metal
SIDING:	Metal
FOUNDATION:	Slab
FLOORING:	Concrete
CEILING HEIGHT:	18'± SF clearspan
ELECTRICITY:	Circuit breakers
HVAC:	Resnor forced hot air Propane fired
OVERHEAD:	One with 3' loading dock



Building Info	Garage
BUILDING SIZE:	1,656± SF
YEAR BUILT:	1956
CONSTRUCTION:	Concrete
ROOF:	Metal/shingle mix
SIDING:	Concrete blocks
FOUNDATION:	Slab
FLOORING:	Concrete
CEILING HEIGHT:	8'+ SF
OVERHEAD:	Three



NOI | PRO FORMA

6 – 8 York Street • Kennebunk, ME



Net Operating Income

INCOME	Monthly	Annual
The New School	\$ 2,025.00	\$ 24,300.00
Best Nail	\$ 2,200.00	\$ 26,400.00
Saigon Restaurant	\$ 2,500.00	\$ 30,000.00
Van & Phuc	\$ 1,000.00	\$ 12,000.00
Hoang	\$ 1,500.00	\$ 18,000.00
Trien Tran	\$ 1,000.00	\$ 12,000.00
Liz	\$ 1,187.00	\$ 14,244.00
Garage	\$ 1,000.00	\$ 12,000.00
Income Total	\$ 12,412.00	\$ 148,944.00
EXPENSES		
Utilities	\$ 650.00	\$ 7,800.00
Water	\$ 450.00	\$ 5,400.00
Sewer	\$ 1,100.00	\$ 13,200.00
Oil	\$ 500.00	\$ 6,000.00
Rubbish Removal	\$ 350.00	\$ 4,200.00
Snow Removal	\$ 834.00	\$ 10,008.00
Taxes	\$ 1,265.00	\$ 15,180.00
Expense Total	\$ 3,884.00	\$ 61,788.00
NOI		\$ 87,156.00



Pro Forma

Tenant	SF	Annual	Monthly	\$/SF	Type
Retail Tenant	2,608	\$ 39,120.00	\$ 3,260.00	\$ 15.00	MG
Restaurant	2,609	\$ 52,180.00	\$ 4,348.33	\$ 20.00	MG
Retail Tenant	1,458	\$ 36,450.00	\$ 3,037.50	\$ 25.00	MG
Resident 1* one-bedroom/one bath	729	\$ 14,400.00	\$ 1,200.00		Gross
Resident 2* one bedroom/one bath	729	\$ 14,400.00	\$ 1,200.00		Gross
Resident 3* one bedroom/one bath	729	\$ 14,400.00	\$ 1,200.00		Gross
Resident 4* one bedroom/one bath	729	\$ 14,400.00	\$ 1,200.00		Gross
Garage	1,656	\$ 14,904.00	\$ 1,242.00	\$ 9.00	NNN
Warehouse	2,500	\$ 22,500.00	\$ 1,875.00	\$ 9.00	NNN
Total Income	13,747	\$222,754.00	\$18,562.83		

*apartment square footages approximate

Expenses	Expenses	
City of Kennebunk Property Taxes	\$ 15,180.00	
Property Insurance	\$ 10,000.00	
Snow plowing services	\$ 10,008.00	
Water/Sewer	\$ 18,600.00	
Utilities	\$ 8,000.00	
Oil	\$ 6,000.00	
Rubbish Removal	\$ 4,200.00	
Property Management 10%	\$ 22,275.40	
Total Expenses	\$ 94,263.40	CAMs estimate \$6.86
CAMS Reimbursable	\$ 28,497.76	
Gross Revenue	\$251,251.76	
Expenses	\$ 94,263.40	
NET OPERATING INCOME	\$156,988.36	



LOCATION MAP

6 - 8 York Street • Kennebunk, ME



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