FOR SALE | 22 & 26 SOUTH STREET, BIDDEFORD, ME 04005

OWNER-USER OPPORTUNITY IN THE HEART OF DOWNTOWN BIDDEFORD



PROPERTY HIGHLIGHTS

- Excellent opportunity to own your own building with parking and additional income
- 22 South Street is a 2,560± SF office building available for immediate occupancy, featuring six private offices, open space, a kitchen, and two bathrooms
- 26 South Street is a fully leased mixed-use building currently generating an estimated NOI of $46,003
- Great location just steps from Biddeford City Hall and Main Street shops

SALE PRICE: $875,000

THE BOULOS COMPANY

ONE PORTLAND SQUARE, SUITE 400, PORTLAND, ME 04101 207.772.1333 BOULOS.COM

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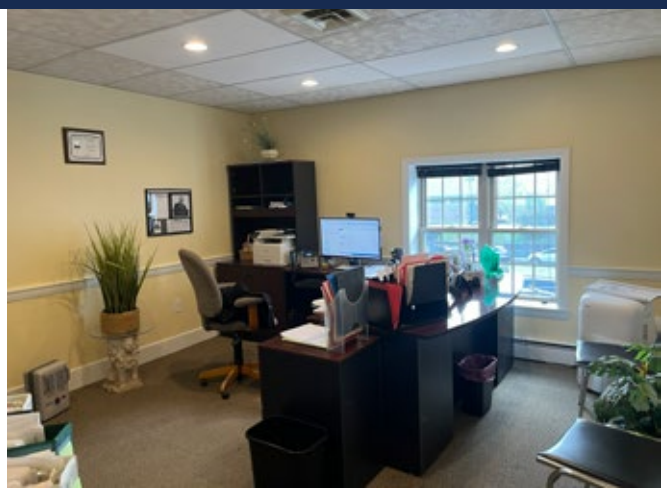
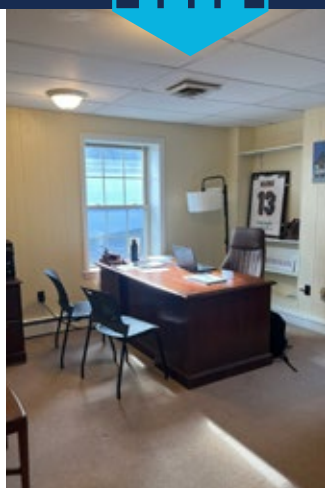
PROPERTY DETAILS

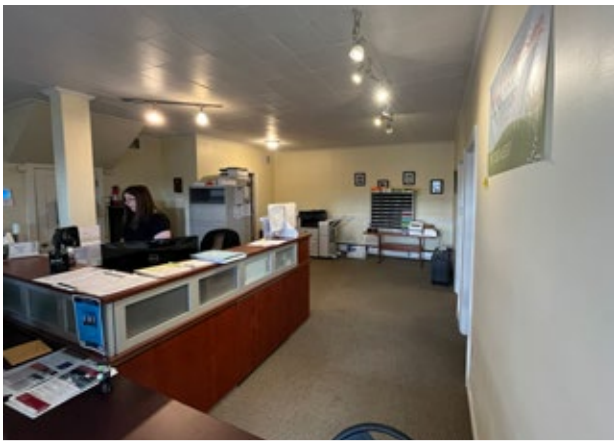
ADDRESS	22 South Street, Biddeford	26 South Street, Biddeford
OWNER	Biddeford Housing Authority	Biddeford Housing Authority
REGISTRY OF DEEDS	Map 38, Lot 194	Map 38, Lot 193
BOOK & PAGE	Book 9771, Page 0105	Book 16256, Page 0713
LOT SIZE	0.09± AC	0.14± AC
ZONING	MSRD1 - Historic District	MSRD1 - Historic District
YEAR BUILT	1875	1900
BUILDING SIZE	2,560± SF	4,031± SF
STORIES	Two (2)	Two (2)
SPACE AVAILABLE	2,560± SF	Occupied (Month-to-Month Leases)
DATE AVAILABLE	Immediately	Not Applicable
HEATING/COOLING	Gas Furnace - *Existing HVAC ducting available but currently inoperable*	Gas Baseboard Heating
UTILITIES	Municipal Water and Sewer	Municipal Water and Sewer
PARKING	Seven (7)	Five (5)
NOI	Not Applicable	$46,003 (Includes est. FY27 RE Taxes)
ESTIMATE FY27 R.E. TAXES	$4,797.34	$4,490.00

SALE PRICE: $875,000

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22 SOUTH STREET **26 SOUTH STREET**

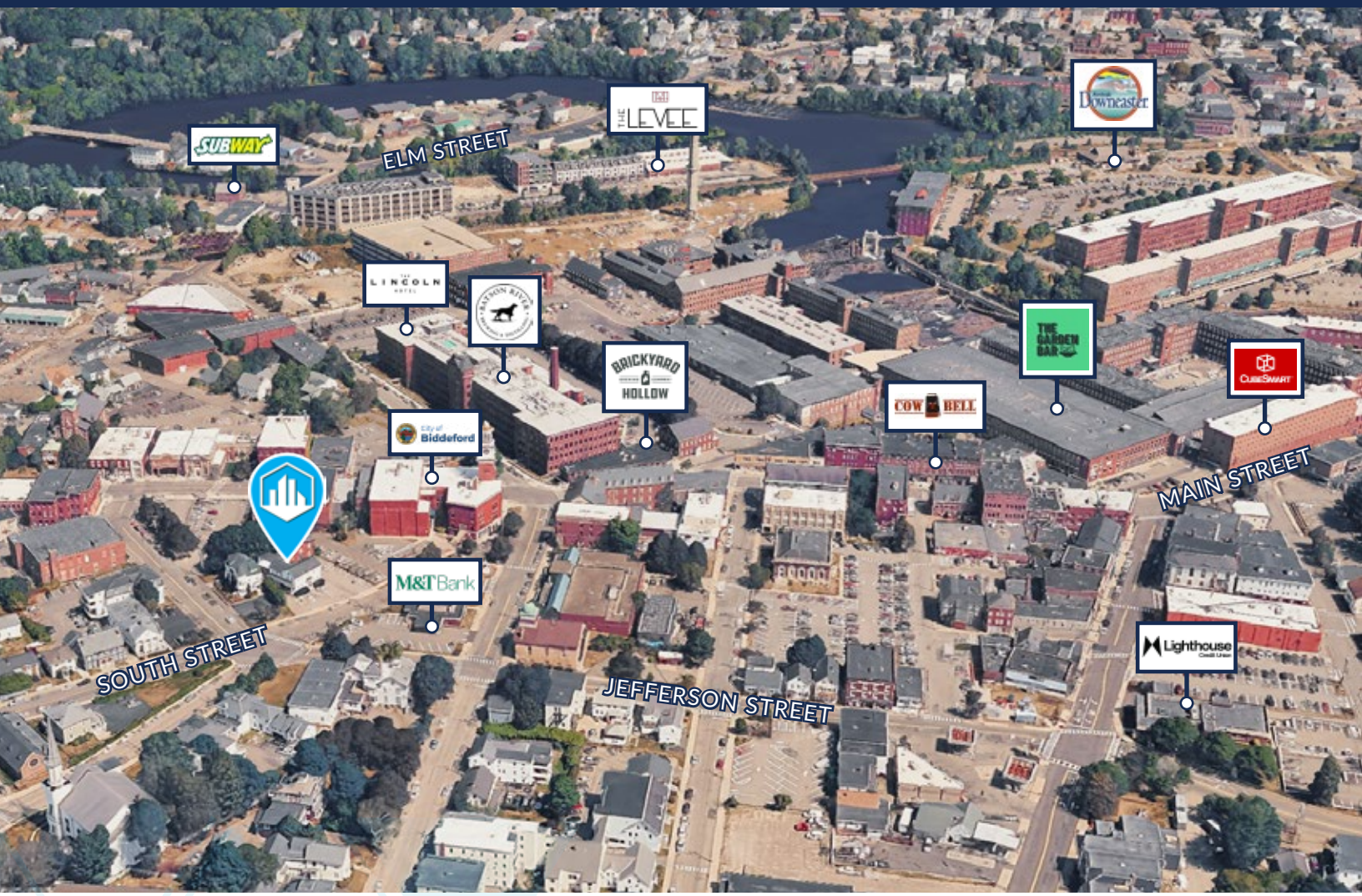







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CONTACT



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THE BOULOS COMPANY

Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.