



EAST END 5-UNIT

61-65 Wilson St, Portland | \$1,500,000

5 Units | 6,100 sqft | MLS #1672919



Located on the prominent corner of Munjoy and Wilson Streets, just a few blocks from the Eastern Promenade and directly abutting neighborhood green space, this impressive five-unit property offers a rare combination of scale, location, and future potential. Approximately 6,100 square feet of living space, the building is currently configured with three spacious three-bedroom, one-bath apartments, while the remaining floor has been divided into a one-bedroom unit and a two-bedroom unit. The building's exceptional size and coveted Munjoy Hill location create a wide range of opportunities for the next owner.



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PROPERTY OVERVIEW

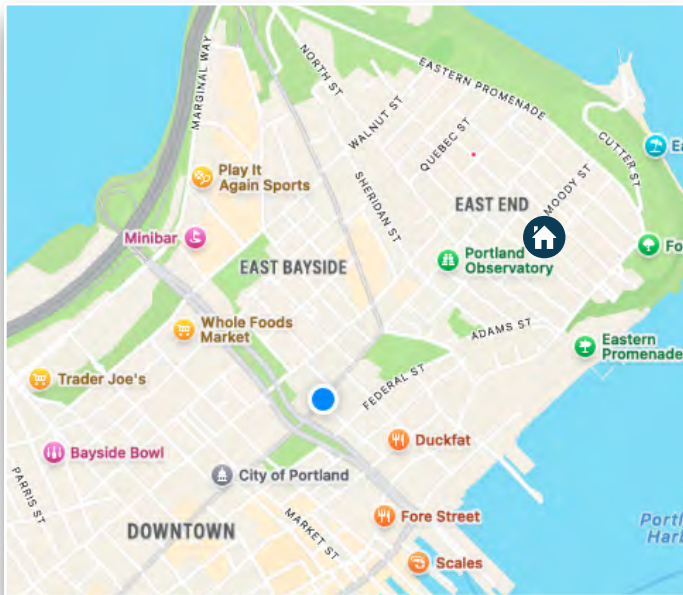
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PROPERTY & DISCLOSURE HIGHLIGHTS

- Lot Size: 0.1225+/- acres*
- 6,100+/- SF Living Area*
- Year Built: 1915*
- Separate Heating Systems: (2) FHA, (3) FHW, All Oil.
- Hot Water: Natural Gas
- Roof: Rubber, age unknown

*City Records



RENT ROLL

Unit	Bed/Bath	Rent	Lease Term
61A	1/1	\$1,325	9/30/26
61B	1/1	\$1,425	TAW
63A	3/1	\$2,575*	8/31/26
63B	3/1	\$2,525	TAW
65	3/1	\$1,950	TAW
Total/Mo		\$9,800	Annual \$117,600

*Includes Parking | TAW = Tenant At Will

EXPENSES

Taxes	\$11,838
Insurance	\$11,456
Gas	\$1,051
Water/Sewer	\$4,126
Electric*	\$1,700
Plowing & Lawn Care	\$7,300
Stormwater	\$273
Annual Total	\$37,744

*Common Area & Unit 61A

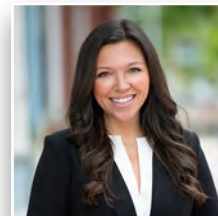
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