



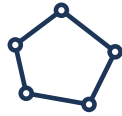
FOR SALE

128 PINE STREET LEWISTON, ME

FULLY LEASED MIXED-USE INVESTMENT OPPORTUNITY



5,530 SF
BUILDING SIZE



0.08 ACRE
LOT SIZE



9.80%
CAP RATE



\$57,517
NOI



\$589,000
ASKING PRICE

THE BALDACCIO GROUP

KELLER WILLIAMS REALTY

PROPERTY OVERVIEW

EXECUTIVE SUMMARY

128 Pine Street presents an opportunity to acquire a fully leased mixed-use investment property in Lewiston, Maine. The building includes five residential units together with a first-floor commercial space, providing income from both residential and commercial tenants.

Located in Downtown Lewiston, the property is convenient to area hospitals, colleges, public transportation, shopping, dining, and major commuter routes. The surrounding area benefits from a mix of employment, education, healthcare, and neighborhood amenities that support both residential and commercial demand.

PROPERTY HIGHLIGHTS

- Fully Leased Mixed-Use Property
- 5 Residential Units + 1 Commercial Space
- 5,530 SF Building
- \$86,400 Annual Gross Income
- Approx. \$57,518 Underwritten NOI
- 9.8% Cap Rate
- Offered at \$589,000

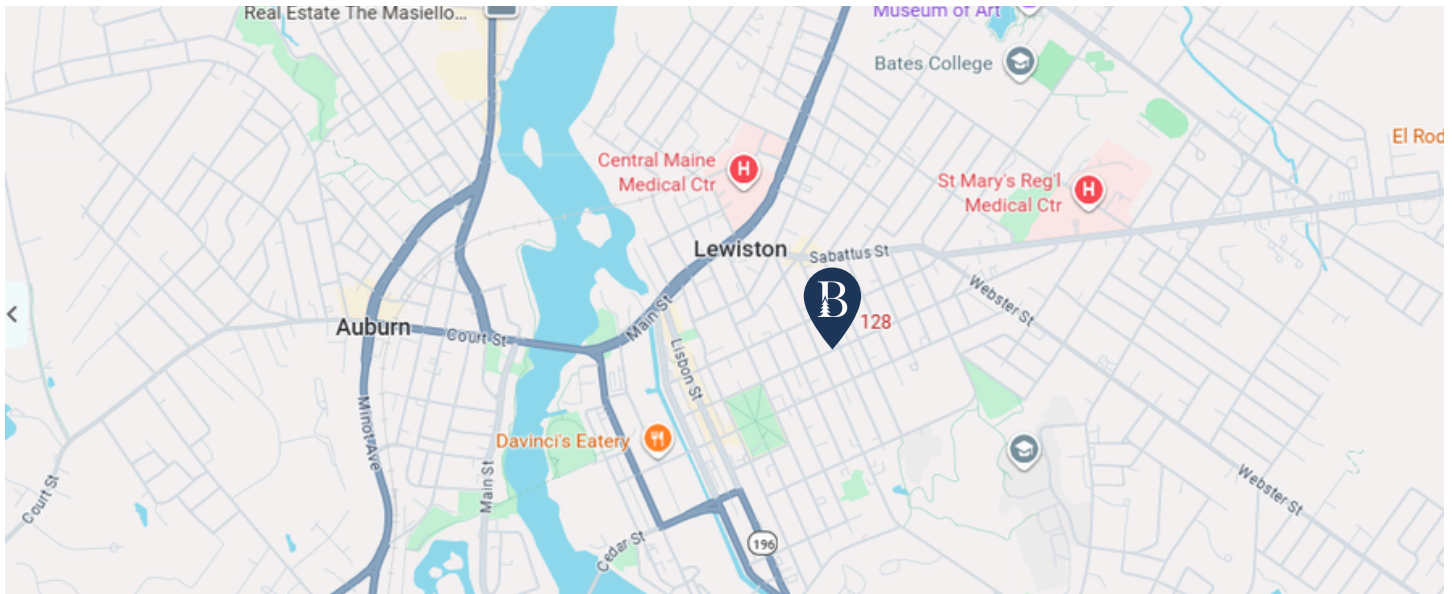


PROPERTY DETAILS

ASSESSOR'S PARCEL NUMBER	195-415
PROPERTY TYPE	Mixed-Use / Multifamily
LOT SIZE	.08 Acres
YEAR BUILT	1900
BUILDING SIZE	5,530 SF
NUMBER OF UNITS	6
RESIDENTIAL UNITS	5
COMMERCIAL UNITS	1
NUMBER OF STORIES	4
OCCUPANCY	100%
TENANCY	Mullti
GROSS ANNUAL INCOME	\$86,400
CAP RATE	9.8%
NOI	\$57,518
PARKING	1-4 Spaces + On-Street
ASKING PRICE	\$589,000

LOCATION & DEMOGRAPHICS

LOCATION MAP



AREA DEMOGRAPHICS

1 MILE		3 MILE		5 MILE	
Population	22,000	Population	53,500	Population	62,600
Median Age	36	Median Age	40	Median Age	40
Median Household Income	\$37,500	Median Household Income	\$52,700	Median Household Income	\$56,500



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