



EAST DEERING COMMERCIAL/OFFICE BUILDING

522 Washington Ave | \$590,000

5,445 +/- sqft | MLS #1662684



ABOUT THE PROPERTY

High-visibility commercial opportunity on Washington Avenue in Portland. Fully renovated and expanded in 2016, the building offers 5,445 +/- SF of upscale, flexible space suited to a variety of uses. Partially leased to individual office tenants, this property is ideal for an owner-user seeking a prominent location with supplemental rental income, or an investor looking to lease up the available space. On-site parking, basement storage, and easy access to I-295, downtown Portland, and surrounding neighborhoods.



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information
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PROPERTY OVERVIEW

522 Washington Ave | \$590,000

5,445+/- sqft | MLS #1662684

PROPERTY & DISCLOSURE HIGHLIGHTS

- Lot Size: 0.1659+/- acres*
- 5,445+/- SF *
- Year Built: 1920*
- Parking: Off-Street

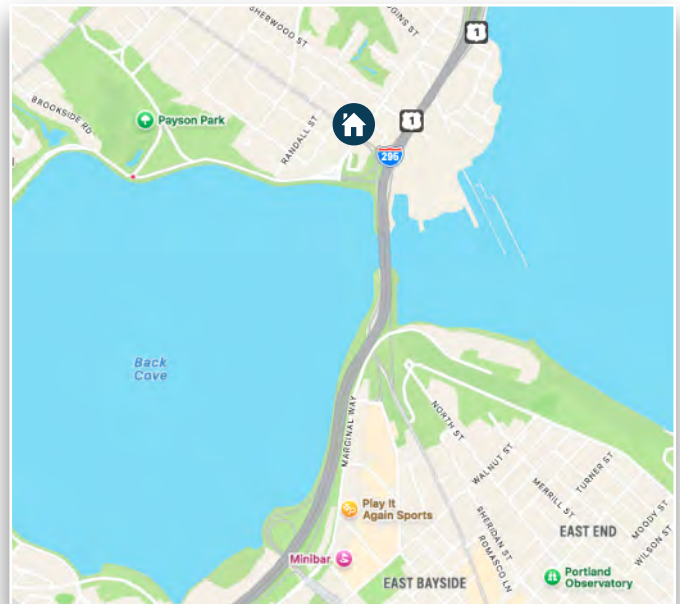
*City Records

RENT ROLL

Suite	Rent	Lease Term
1A	\$581	10/31/27
1B	\$625	2/28/27
1C	\$500	TAW
1D	\$700	2/28/27
1E	\$800	
2A	\$450	TAW
2B	\$526	2/29/28
2C	\$625	12/31/26
7	-	Vacant
Rent/Mo	\$4,807	
Annual Income	\$57,684	

EXPENSES

Taxes	\$6,724
Insurance	\$2,282
Gas/Electricity	\$5,178
Water	\$826
Stormwater	\$530
Landscaping	\$1,500
Snow Removal	\$2,985
Annual Total	\$20,025



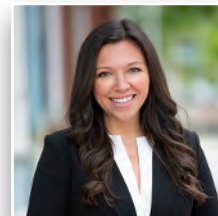
LISTING BROKERS



Brit Vitalius
Principal | Broker
207.318.2555
brit@vitalius.com



Chris Sullivan
Broker | Partner
207.730.0884
chris@vitalius.com



Kayla Donoghue
Broker
207.310.1231
kayla@vitalius.com



www.vitalius.com | 207.541.3755



EAST DEERING 2-UNIT & OFFICE

526 Washington Ave | \$480,000

2 Units | 1,866 sqft | MLS #1662685



ABOUT THE PROPERTY

Positioned on Portland's rapidly evolving Washington Avenue corridor, this mixed-use property offers a rare opportunity to own a 2-unit residential building with additional commercial space and valuable off-street parking just a stone's throw from the Roux Institute campus. Investors and owner-occupants alike will appreciate the flexibility of the layout, the strong visibility and accessibility of the location, and the long-term upside. With close proximity to downtown, Back Cove, restaurants, breweries, and I-295, this property is ideally situated to benefit from the continued growth and energy surrounding the East Deering and Bayside neighborhoods.



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PROPERTY OVERVIEW

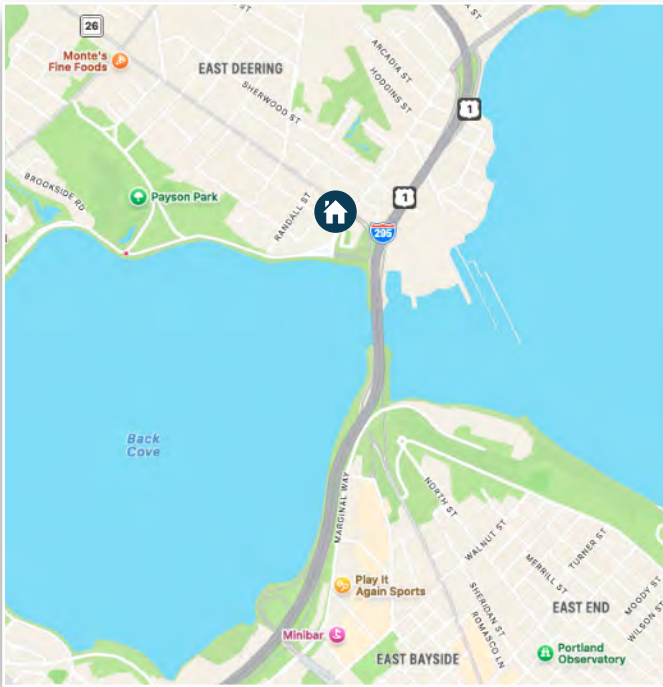
526 Washington Ave | \$480,000

2 Units | 1,866 sqft | MLS #1662685

PROPERTY & DISCLOSURE HIGHLIGHTS

- Lot Size: 0.1693+/- acres*
- 1,866+/- SF Living Area*
- Year Built: 1935*
- Seller Purchased in 2007
- Heating System: FHW (Oil),
- Parking: Off-Street

*City Records



RENT ROLL

Unit	Bed/Bath	Rent	Lease Term
1F*	Office	\$750	
1R	3/1	\$2,200	7/31/26
2	2/1	\$1,704	TAW
Total/Mo		\$4,654	
Annual		\$55,848	

*Office Space shows predicted rent

EXPENSES

Taxes	\$4,999
Insurance	\$1,679
Electricity	\$3,349
Heat	\$2,800
Water	\$1,996
Stormwater	\$511
Landscaping	\$537
Snow Removal	\$2,385
Annual Total	\$18,256

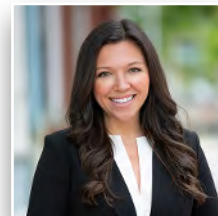
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kayla@vitalius.com



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