



EAST DEERING COMMERCIAL/OFFICE BUILDING

522 Washington Ave | \$575,000

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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PROPERTY OVERVIEW

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PROPERTY & DISCLOSURE HIGHLIGHTS

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

*City Records

RENT ROLL

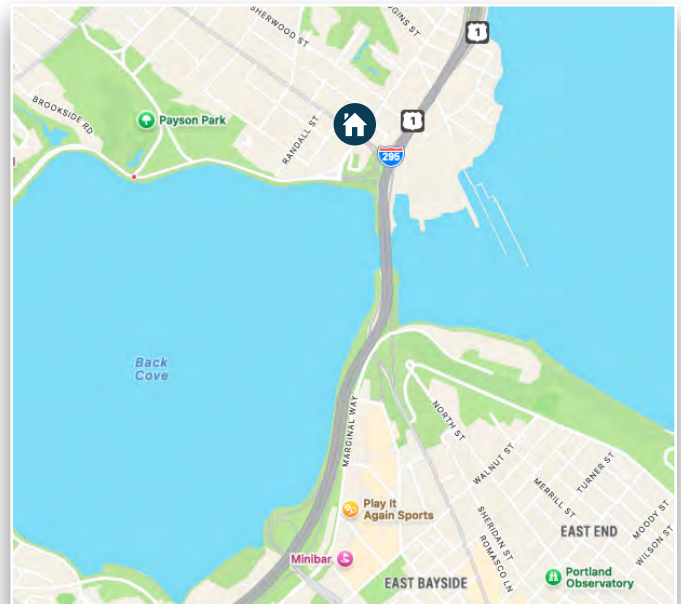
Suite	Rent	Lease Term
1A	\$581	10/31/27
1B	\$625	2/28/27
1C	\$500*	Vacant
1D	\$700	2/28/27
1E	\$800*	Vacant
2A	\$450*	Vacant
2B	\$526	2/29/28
2C	\$625	12/31/26
7	-	Vacant
Rent/Mo	\$4,807	
Annual Income	\$57,684	

*Prior Rent

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



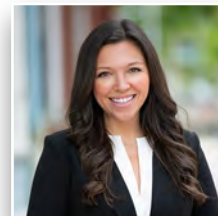
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