VITALIUS
REAL ESTATE GROUP



SACO 3-UNIT

79 James St, Saco | $699,000

3 Units | 3,074 SF







Well-maintained three-unit building on a quiet street in one of Saco's best locations, walkable to schools, downtown and parks. The long-term owner has made consistent upgrades over the years, and it shows. The unit mix includes a 2BR/1BA, a 3BR/1BA and a 2BR/1.5BA, all in great shape. Unfinished space on the third floor offers room to expand. Outside, there's a striped parking lot and usable outdoor space in the back. A solid, low-headache asset in a location tenants actually want.

Scan for more information on this listing

PROPERTY OVERVIEW

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PROPERTY & DISCLOSURE HIGHLIGHTS

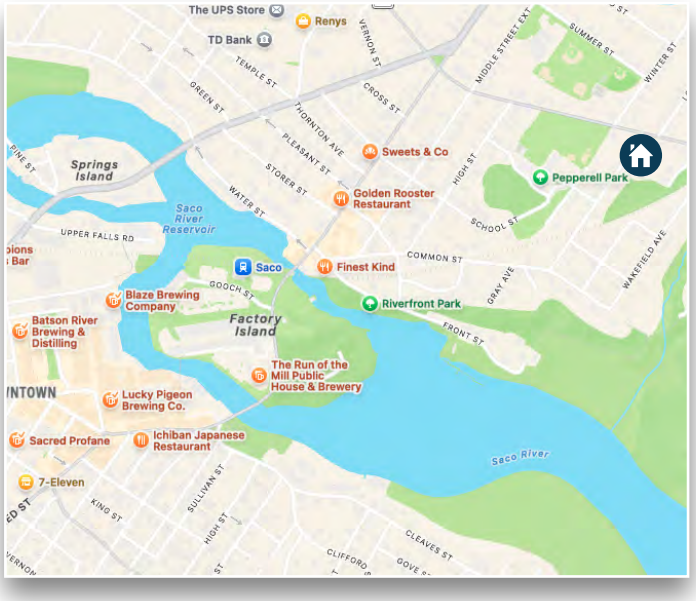
- Lot Size: 0.3 +/- acres*
- 3,074 +/- SF Living Area*
- Year Built: 1900*
- Heating System: FHW (Oil), Electric BB, Rinnai (Propane)
- Parking: 5+ Vehicle Off-Street Parking

*City Records

Book & Page: B4083 P0150 | Map & Lot: 032-035

RENT ROLL

Unit	Bed/Bath	Rent	Lease Term
1	2/1	$2,100	2/28/27
2	3/1	$2,400	4/30/27
3	2/1.5	$2,100	4/30/27
	Total/Mo	**$6,600**	
	Annual	**$79,200**	



EXPENSES

Heat (Oil)	$4,892
Heat (Propane)	$1,600
Water/Sewer	$2,110
House Electric	$550
Plowing	$840*
Insurance	$2,083
Taxes	$7,147
Annual Total	**$19,222**

*$60/storm (14 storms last season)

LISTING BROKERS



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