



FREEPORT INVESTMENT PROPERTY

OFFICES + WORKSHOP + 3-UNIT RESIDENTIAL

8-10 SOUTH ST, FREEPORT

PROFESSIONAL BROKERAGE SERVICES

Benefit from our team of real estate specialists with a reputation for excellence

PROPERTY OVERVIEW

8-10 South St, Freeport



Downtown Freeport Combination Property: Offices, Workshop, and 3 unit residential on .77 acres. The office is designed to welcome guests in a bright, custom built conference room, flowing to several rooms of office space, plus a second spectacular 2nd floor office or client space. Nearly 6,000 SF of shop/industrial space for construction, light manufacturing, or storage. These two spaces were most recently used by a local design/build contractor: hosting office space and a full cabinet shop. The 3-unit provides the owner with additional passive income. The lot size creates significant development opportunities for expansion or the creation of new residential units - for rental or condo. Located in the middle of Freeport Village but facing into a quiet residential neighborhood, this location combines the accessibility of a village setting but with a rural lot size for expansive use, parking, or development. Adjoining lots are also for sale and could be included.

PROPERTY OVERVIEW

- **3-Unit Multi-Family** - 2,675 +/- SF
- **Office & Warehouse Space-** 7,193 +/-SF
 - Office - 1,256 SF | Warehouse 5,937 SF
- Lot Size: 0.77+/- acres*
- Seller Purchased in 1999
- Solar Panels

Seller Name: Taggart Realty LLC
Book & Page: B15857 / P0057

*City Records

OFFERED AT \$1,673,000

FINANCIAL OVERVIEW

8-10 South St, Freeport

INCOME

Unit	Bed/Bath	Rent	Lease Term
Residential			
8 South-1	3/1	\$1,650	8/31/26
8 South-2	2/1	\$1,700	5/31/27
8 South-3	1/1	\$1,010	1/31/27
		Total /MO	\$4,360
		Total / YR	\$52,320
Office & Shop			
Office = 1,256SF x \$14/SF/YR		\$18,000	
Shop = 6,000 SF x \$7/SF/YR		\$42,000	
		Total / YR	\$60,000
		Annual Total	\$112,320

EXPENSES

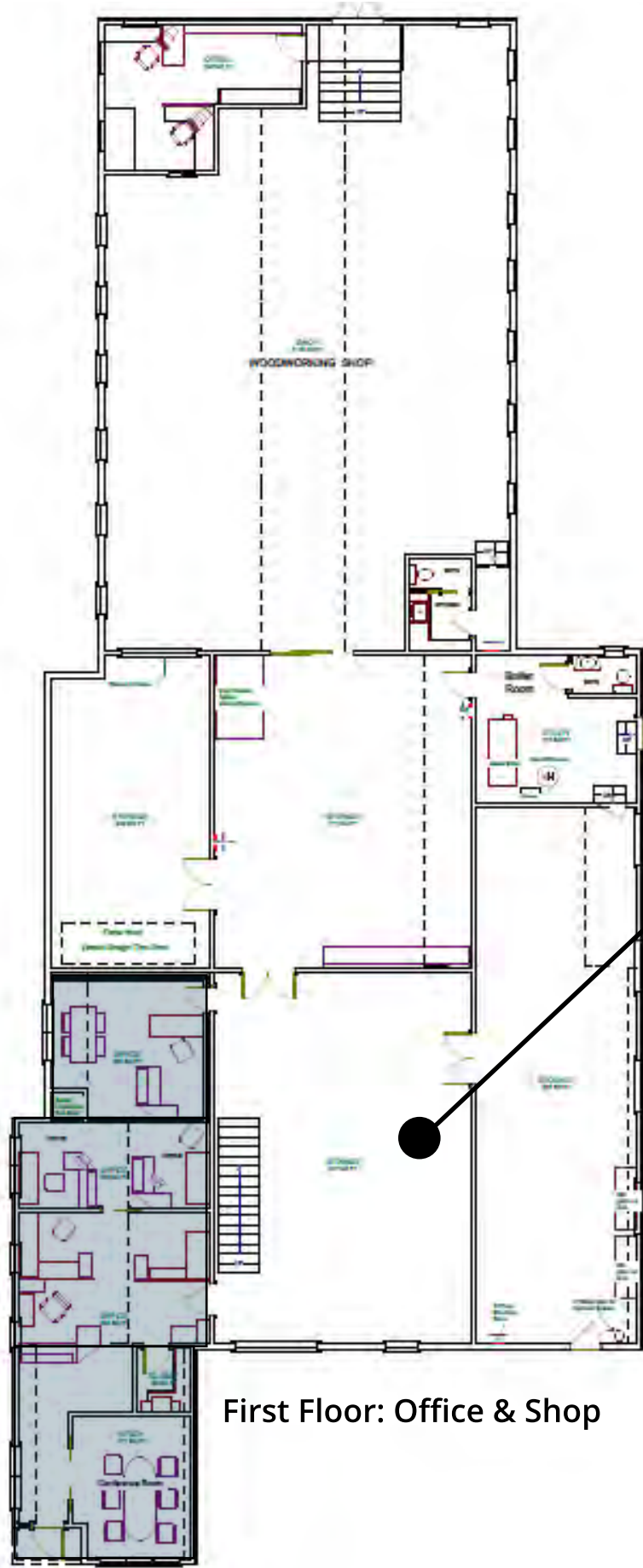
Property Taxes (2026)	\$10,255
Insurance	\$3,649
Plowing & Shoveling	\$1,530
Waste Removal	\$1,681
8 South St	
Heating	\$2,263
Sewer	\$1,341
Water	\$412
Electricity	\$348
10 South St*	
Heating	\$2,500
Sewer	\$461
Water	\$295
Electricity	\$740
Annual Total	\$25,475

Based on 2024 & estimated expnses at full occupancy

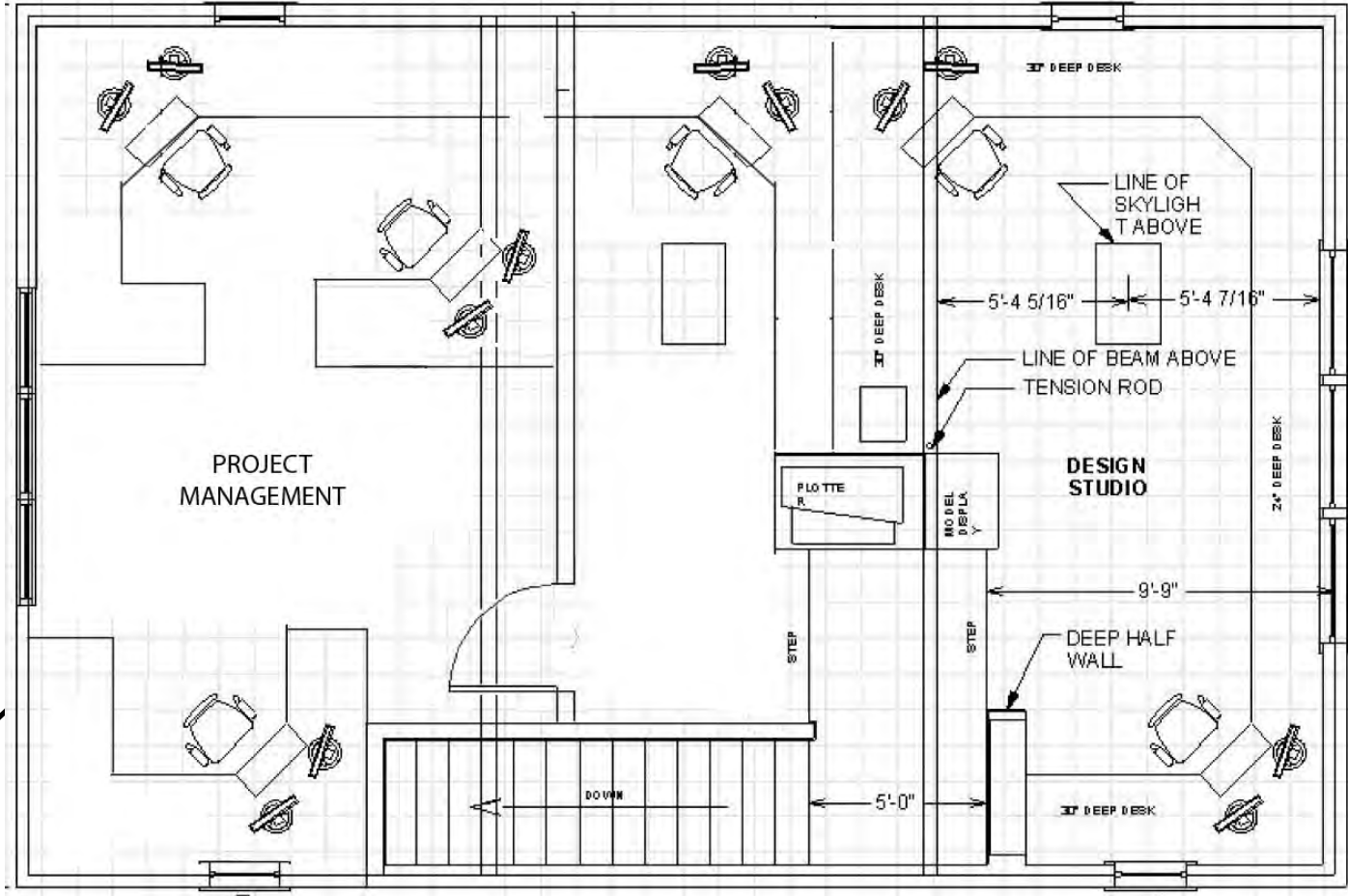


FLOOR PLANS

8-10 South St, Freeport



First Floor: Office & Shop



Second Floor: Office Space

PHOTO GALLERY

8-10 South St, Freeport





The Boston Globe

**NEW ENGLAND'S
TOP REAL ESTATE
BROKERAGES
2024**

In partnership with **statista**

#1 IN MAINE

#3 IN NEW ENGLAND

GET IN TOUCH:

207.541.3755 | www.vitalius.com | 306 Congress St, Portland, ME 04101

LISTING BROKERS



Brit Vitalius
(M) 207.318.2555
brit@vitalius.com



Chris Sullivan
(M) 207.730.0884
chris@vitalius.com



Kayla Donoghue
(M) 207.310.1231
kayla@vitalius.com

