



OLD ORCHARD BEACH 3-UNIT

25 Evergreen Ave, Old Orchard Beach | \$799,000

3 Units | 2,902 sqft



OOB opportunity just a 7-minute walk to the beach. Live in the spacious 3-bedroom, 2-bath main unit (vacant August 1) and let two additional rentals cover your costs, or run all three as a long or short-term rental portfolio. Parking for 9 cars, multiple decks, and a genuinely turnkey mechanical picture. The heavy lifting has already been done and this one's set up for the next owner to focus on enjoyment and cash flow.



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PROPERTY OVERVIEW

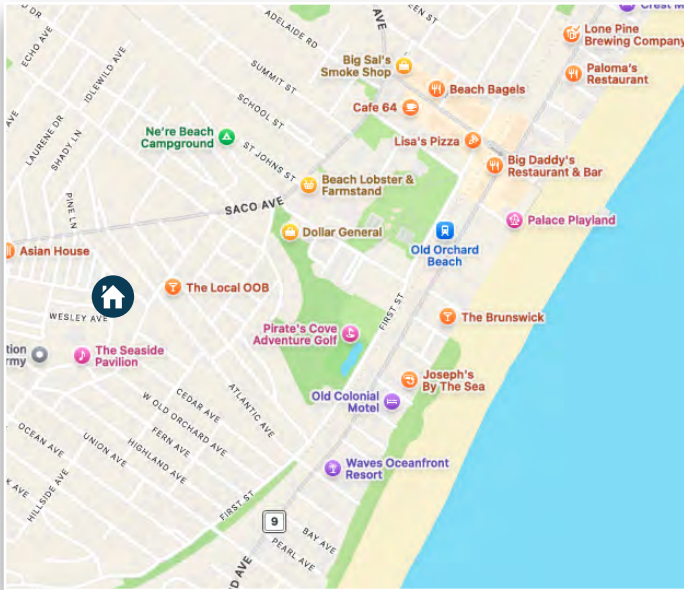
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PROPERTY & DISCLOSURE HIGHLIGHTS

- Lot Size: 0.09+/- acres*
- 2,902 +/- SF Living Area*
- Year Built: 1908*
- Heating System: FHW (Oil), Rinnai
- Roof: New in 2016
- Parking: Off-Street Parking

*City Records



RENT ROLL

Unit	Bed/Bath	Rent	Lease Term
1	3/2	\$2,200	7/31/26
2	2/1	\$1,350	3/31/27
3	1/1	\$950	11/30/26
Total/Mo		\$4,500	
Annual		\$54,000	

EXPENSES

Taxes	\$6,381
Insurance	\$3,219
Heating Oil	Tenants Pay*
Water/Sewer	\$692
Electric	Tenants Pay*
Plowing	\$1,600
Landscaping	\$300
Other expenses	\$650
Annual Total	\$12,842

*Estimates of Tenant Paid Utilities:

Unit	Heat	Electric
1 (Oil)	\$1,800	\$1,600
2 (Propane)	\$1,400	\$1,200
3 (Propane)	\$400	\$900

LISTING BROKERS



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