

FOR SALE | NET LEASED INVESTMENT PROPERTY

581 MAIN STREET, SOUTH PORTLAND, ME 04106



PROPERTY HIGHLIGHTS

- 2,172± SF, freestanding retail building
- Single tenant, 10-year Triple Net lease
- 0.30± acre lot with dedicated on-site parking
- High-traffic corridor with high-visibility signage

SALE PRICE: \$895,000



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PROPERTY DETAILS

OWNER	PEEK, LLC
ASSESSOR'S REFERENCE	Map 43, Lot 271
REGISTRY OF DEEDS	Book 29667, Page 103
YEAR BUILT	1970; renovated 2012
BUILDING SIZE	2,172± SF Plus 2,172± SF basement with storage and office space
LOT SIZE	0.30± acres
ZONING	MSCC (Main Street Community Commercial)
HEATING/COOLING	Natural gas; forced air
UTILITIES	Municipal water and sewer
PARKING	13± on-site spaces
ASSESSED VALUE	Land: \$232,200 <u>Bldg: \$222,500</u> Total: \$454,700
REAL ESTATE TAXES	\$6,270.31/year (FY 26/27)
AREA BUSINESSES	Aroma Joe's, Dunkin', Portland Volvo, National Distributors, Town and Country FCU, Coppersmith Tavern & Table, Indy's Sandwich and more.
SALE PRICE	\$895,000

Financials available with a signed Confidentiality Agreement. Contact broker for details.

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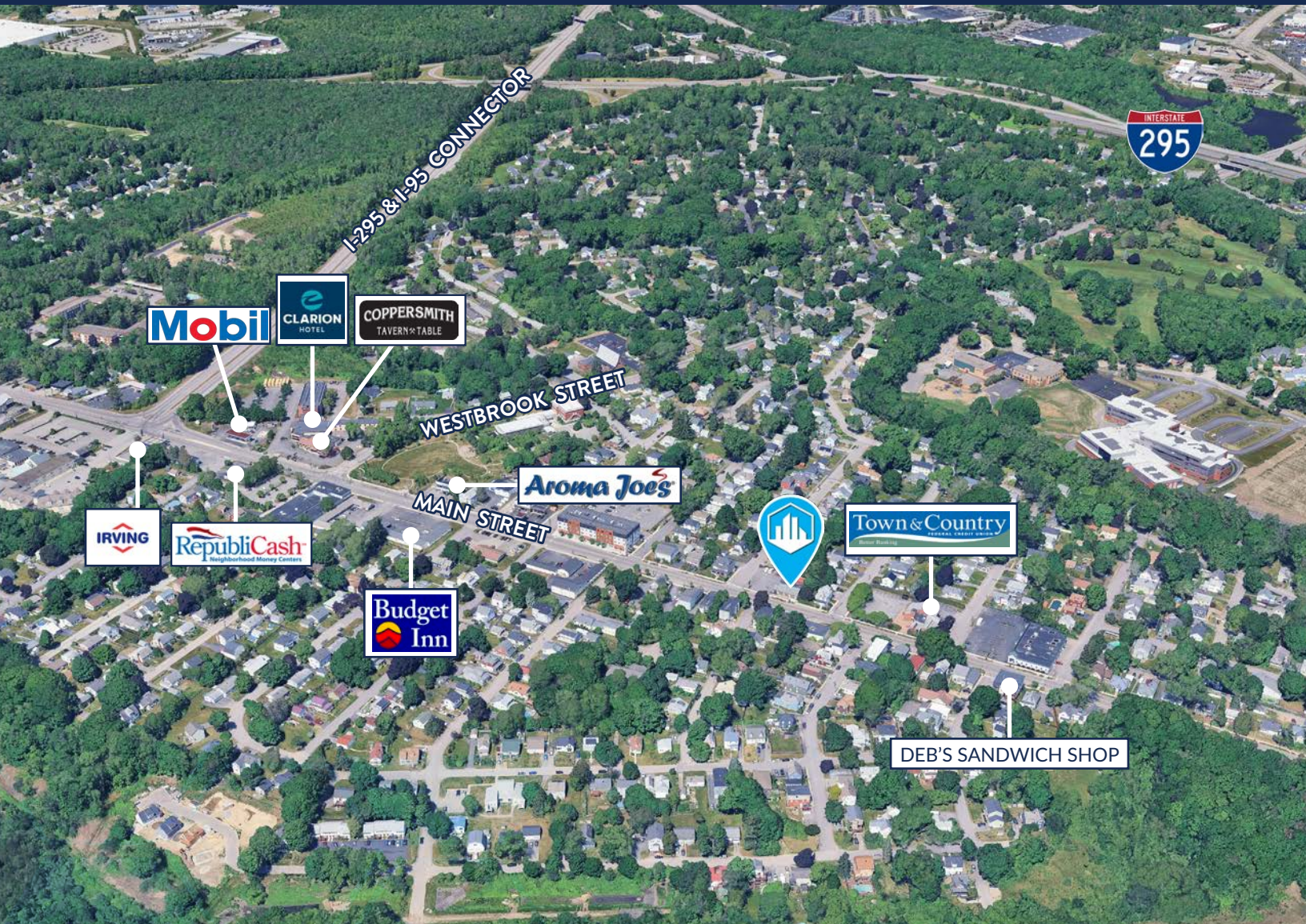


PROPERTY PHOTOS



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CONTACT



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.