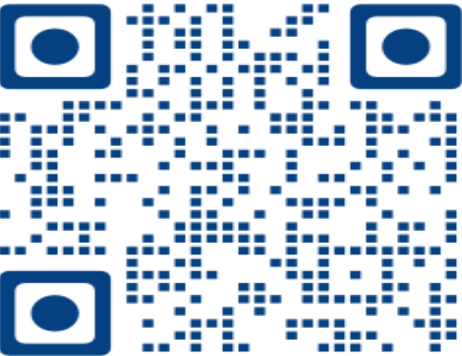


4 Kossuth Street - Biddeford, Maine

Located Close to Revitalized Downtown District



PROPERTY DETAILS | MLS 1640590

NO OF UNITS:	5	ADDRESS:	4 Kossuth Street
SQUARE FOOTAGE:	4,129 sf		Biddeford, Maine
ACREAGE:	.09 acres	AMENITIES:	Coin op laundry
MAP/LOT:	Map 38, Lot 163		Basement storage
BOOK/PAGE:	Book 15514, Page 966		Close to downtown
YEAR BUILT:	Circa 1900	SALE PRICE:	\$ 904,900

NDA required for financials . See broker for details.



Turnkey solid 5 unit multi unit property located in close proximity to revitalized downtown District in Biddeford with renovated mills and local and national restaurants and hotels. Great opportunity for town occupant as rents are MTM and competitive lease rates with many renovations done over the last several years. Coin on laundry and basement on site. Close to all area amenities!

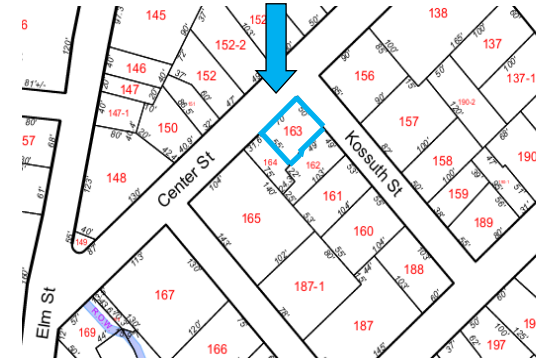


RENT ROLL

UNIT NO:	SIZE:	MO RENT:
UNIT 101:	2 BD 1 BA	\$ 2,000.00
UNIT 102	1 BD 1 BA	\$ 1,450.00
UNIT 201	1 BD 1 BA	\$ 1,400.00
UNIT 202	2 BD 1 BA	\$ 1,900.00
UNIT 301	3 BD 1 BA	<u>\$ 2,200.00</u>
TOTAL:		\$ 8,950.00

NOTES

Tenants pay electric
Heat included in rent
House meter for common areas
Coin op laundry in hallway
Basement storage
4 MTM tenants
Gross income \$107,400/year



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