FOR SALE | PROFESSIONAL OFFICE CONDO

527 OCEAN AVENUE, PORTLAND, ME 04103



PROPERTY HIGHLIGHTS

- 2,786± SF commercial office condo unit
- Configured with a reception area, conference rooms, 8-10 private offices, workspace, kitchenette and three bathrooms
- Situated at the intersection of Ocean and Washington Ave, the property offers convenient access to downtown Portland, Falmouth, North Deering, and I-295
- Nearby amenities include Payson Park, the Back Cove Trail, Cheverus High School, and Monte's Fine Foods

SALE PRICE: $515,000

THE BOULOS COMPANY

ONE PORTLAND SQUARE, SUITE 400, PORTLAND, ME 04101 207.772.1333 BOULOS.COM

FOR SALE | PROFESSIONAL OFFICE CONDO

527 OCEAN AVENUE, PORTLAND, ME 04103

PROPERTY DETAILS

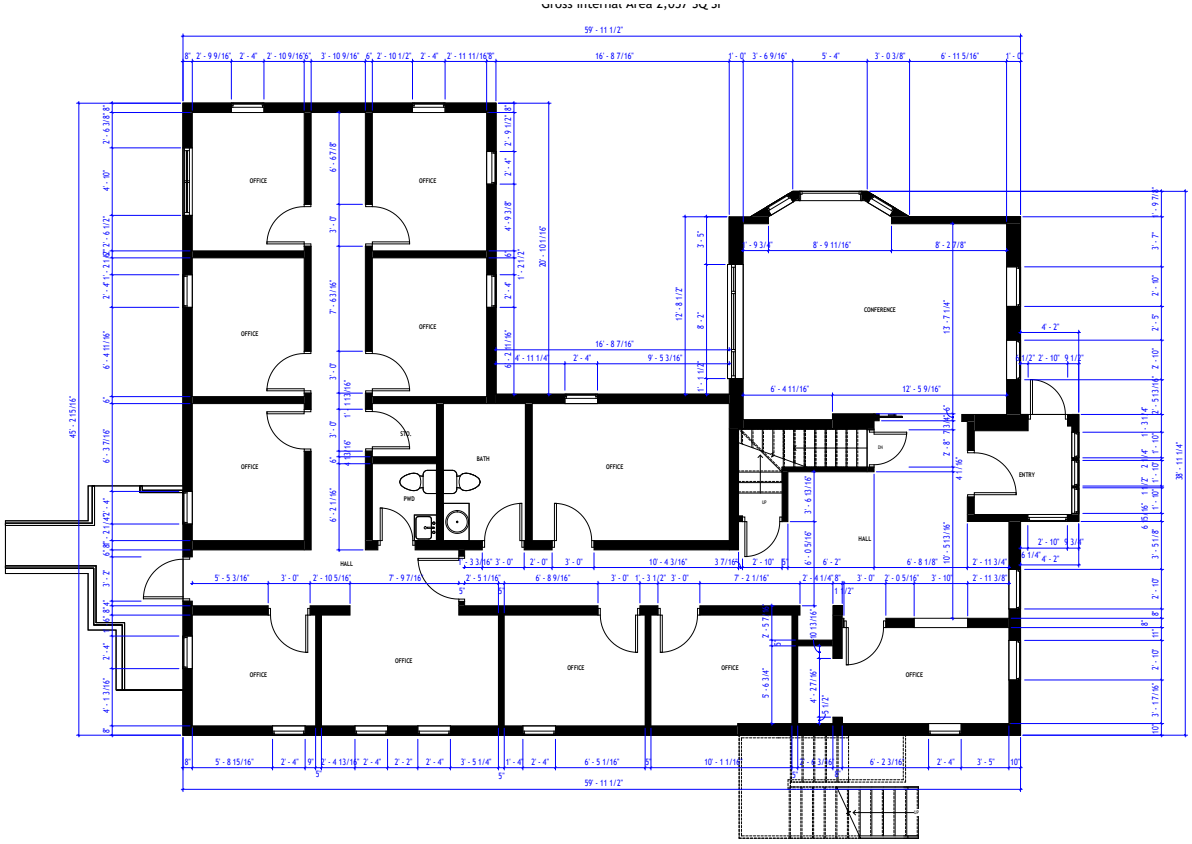
OWNER	Ocean Aventure II, LLC
ASSESSOR'S REF	163-E-003-002
REGISTRY OF DEEDS	Book 36183, Page 252
ZONING	B-1 (Neighborhood Business)
YEAR BUILT	1987; Renovated 2023
CONDO SIZE	2,786± SF
CEILING HEIGHT	9'
HEATING/COOLING	Hot air
UTILITIES	Municipal water and sewer
RESTROOMS	Three (3)
PARKING	On-site, in common
INTERIOR SPECS	Mix of private offices and conference areas
DATE AVAILABLE	Immediately
AREA BUSINESSES	Monte's Fine Foods, Martin's Point, and Tipo
CONDO DUES	$8,232.36/year (billed quarterly)
R.E. TAXES	$6,183.07 for FY27
ASSESSED VALUE	$98,300 Land $393,200 Building $491,500 Total
SALE PRICE	**$515,000**

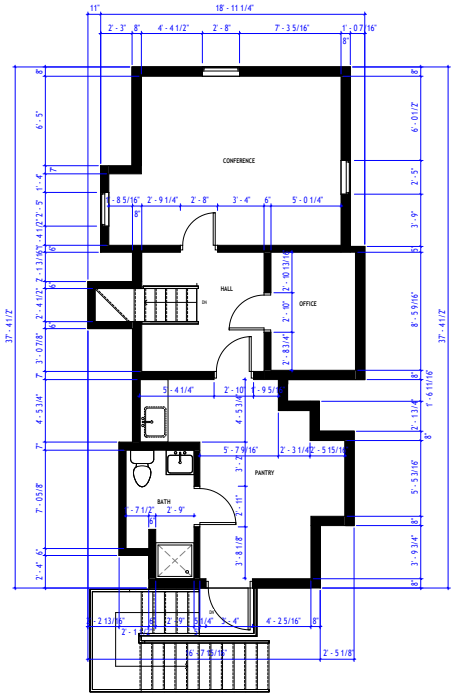






FLOOR PLANS





Most offices have capped plumbing within the walls for easy converstion back to medical use.

FOR SALE | PROFESSIONAL OFFICE CONDO

527 OCEAN AVENUE, PORTLAND, ME 04103



CONTACT



CHRIS ROMANO
Associate Broker
207.553.1717 D
207.233.1792 C
cromano@boulos.com

THE BOULOS COMPANY

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