



HISTORIC EASTERN PROM 5-UNIT

63-69 MORNING STREET, PORTLAND

PROFESSIONAL BROKERAGE SERVICES

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

PROPERTY OVERVIEW



3 UNITS

2 UNITS



2-CAR GARAGE



PROPERTY & DISCLOSURE HIGHLIGHTS

- Lot Size: 0.1667+/- acres*
- 6,283+/- SF Living Area*
- Year Built: 1915*
- Seller Purchased in 2014
- MLS #1662865

*City Records

ABOUT THE PROPERTY

A truly rare find: 5-unit building one door from the Eastern Promenade, with the kind of bones and flexibility that almost never come to market together.

The main residence at 69 Morning Street, a Colonial Revival built in 1922, is the original house and features three thoughtfully maintained units rich with preserved architectural detail and tasteful updates. Two one-bedroom units anchor the first floor, while the upper residence spans 3+ bedrooms, two baths, enclosed decks, and sweeping Casco Bay views from the third floor. Connected at 63 Morning Street, an adjoining 2-unit addition was constructed in 1987 and presents multiple possibilities: retain the existing layout as a straightforward income-producing property, or reimagine it entirely - chef's kitchen, bay-facing windows, a proper primary suite - the layout is a genuine blank canvas.

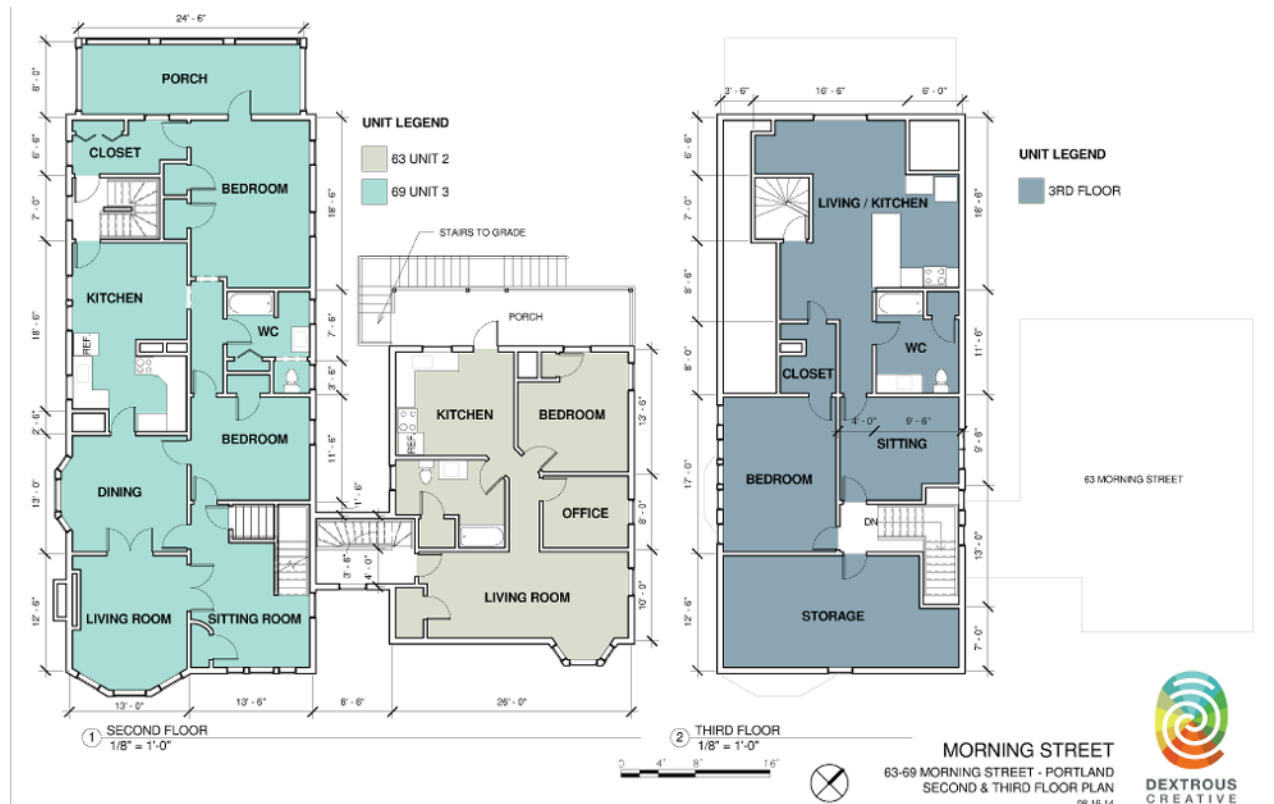
With five off-street parking spaces, two garage bays, and exceptional versatility in one of Portland's most desirable neighborhoods, this property presents a unique opportunity for investors, owner-occupants, or those seeking a multigenerational compound in the heart of the Eastern Promenade.

INCOME & EXPENSES

Annual Rental Income	\$120,444
Taxes	\$12,620
Insurance	\$6,680
Heat & Hot Water	\$4,239
Water/Sewer	\$2,470
Electric	\$1,486
Storm Water	\$465
Unit Registration	\$250
Repairs - 2.5%	\$3,011
Reserves - 2.5%	\$3,011
Annual Expenses Total	\$35,892

OFFERED AT \$2,690,000

SCAN TO VIEW COMPLETE DOCUMENTS AVAILABLE:





The Boston Globe

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