



DEERING CENTER OFFICE BUILDING

499 Stevens Ave, Portland | \$575,000

2,545+/- sqft | MLS #1671072



Positioned in the heart of Portland's vibrant Deering Center, this highly visible 2,545± SF commercial building offers an exceptional opportunity. Currently configured as six professional office suites with five tenants in place, the property provides immediate income with flexibility for future use. Situated on a prominent corner lot, the building offers outstanding exposure, on-site parking, attractive green space, and a wheelchair ramp for accessible entry. The desirable Deering Center setting also makes this a compelling candidate for conversion to a single-family residence. With its unbeatable location and strong visibility, this is a rare chance to secure a foothold in one of Portland's most established business districts.



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PROPERTY OVERVIEW

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PROPERTY & DISCLOSURE HIGHLIGHTS

- Lot Size: 0.1595+/- acres*
- Building Size: 2,545+/- SF *
- Year Built: 1900*
- Heating System: FHW (NG) approx. 4 years old
- Roof: Age Unknown
- Seller Acquired: 2015
- Parking: Off-Street

*City Records

RENT ROLL

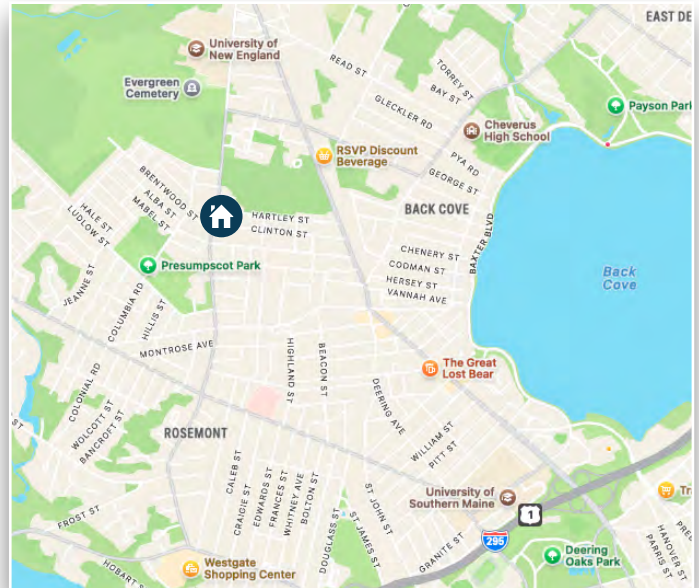
Unit	Rent	Lease Term
1	\$425	TAW
2	\$425	TAW
3	\$425	TAW
4	\$425	TAW
5	\$750	TAW
6	\$325	TAW
Rent/Mo	\$2,775	
Annual Income	\$33,300	

EXPENSES

Taxes	\$4,937
Insurance	\$2,780
Utilities*	\$5,526
Plowing & Landscaping	\$4,170
Other Expenses	\$1,000

Annual Total **\$18,413**

**Includes Heat, Hot Water, Water & Sewer and Electricity*



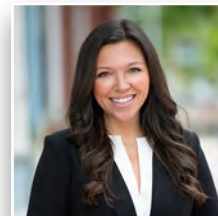
LISTING BROKERS



Brit Vitalius
Principal | Broker
207.318.2555
brit@vitalius.com



Chris Sullivan
Broker | Partner
207.730.0884
chris@vitalius.com



Kayla Donoghue
Broker
207.310.1231
kayla@vitalius.com



www.vitalius.com | 207.541.3755