



EAST DEERING 2-UNIT & OFFICE

526 Washington Ave | \$540,000

2 Units | 1,866 sqft | MLS #1662685



ABOUT THE PROPERTY

Positioned on Portland's rapidly evolving Washington Avenue corridor, this mixed-use property offers a rare opportunity to own a 2-unit residential building with additional commercial space and valuable off-street parking just a stone's throw from the Roux Institute campus. Investors and owner-occupants alike will appreciate the flexibility of the layout, the strong visibility and accessibility of the location, and the long-term upside. With close proximity to downtown, Back Cove, restaurants, breweries, and I-295, this property is ideally situated to benefit from the continued growth and energy surrounding the East Deering and Bayside neighborhoods.



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PROPERTY OVERVIEW

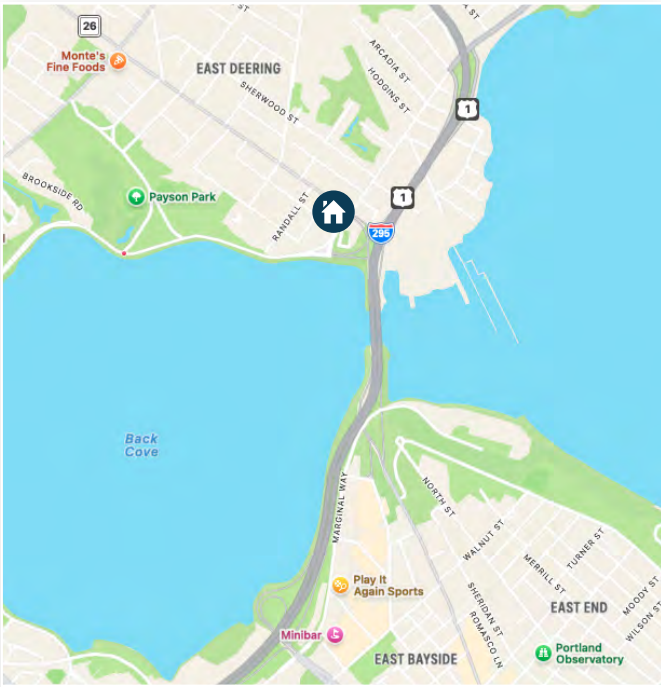
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PROPERTY & DISCLOSURE HIGHLIGHTS

- Lot Size: 0.1693+/- acres*
- 1,866+/- SF Living Area*
- Year Built: 1935*
- Seller Purchased in 2007
- Heating System: FHW (Oil),
- Parking: Off-Street

*City Records



RENT ROLL

Unit	Bed/Bath	Rent	Lease Term
1F*	Office	\$750	
1R	3/1	\$2,200	7/31/26
2	2/1	\$1,704	TAW
Total/Mo		\$4,654	
Annual		\$55,848	

*Office Space shows predicted rent

EXPENSES

Taxes	\$4,999
Insurance	\$1,679
Electricity	\$3,349
Heat	\$2,800
Water	\$1,996
Stormwater	\$511
Landscaping	\$537
Snow Removal	\$2,385
Annual Total	\$18,256

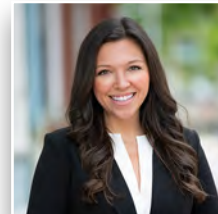
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