

THREE COMMERCIAL OR RESIDENTIAL UNITS

FOR SALE

FARMHOUSE CONDOMINIUMS AT 1023

1023 WASHINGTON AVENUE, PORTLAND ME

KEY ATTRIBUTES

- 1023 Washington Avenue is a three-unit condominium with all three units owned by one owner.
- Currently used as a “functional medical” building, it can be a single-family home – with or without live/work use, or a mixed use multi because each of the units may be used separately for residential or commercial use. This renovated historic property offers ultimate flexibility for a variety of uses to meet the needs of many buyers – it’s a must see!
- Highly visible 3,706± square foot, wood frame building and shed located on Washington Avenue; an artery close to downtown Portland, through-streets, and highways
- Prominent corner lot with beautiful grounds awash with sunshine throughout the day
- Abundant parking at the front and the rear of the building
- Municipal Water and Sewer
- FHW Natural Gas baseboard heat throughout the buildings
- Eight Mini Splits; one in each treatment room, one in the gym, one in the yoga studio



MAIN BUILDING AND CARRIAGE HOUSE

- Unit 1 is 1,592± square feet and is the original two-story home that has six professional treatment rooms - one with a fireplace – office space, and an updated kitchen and bath
- Unit 2 is 1,316± square feet of second and third floor space in the Carriage House with sunny open area currently used for yoga. Also included is a fireplace, loft, office/bedroom with deck, stylish bath, and natural gas and other utilities ready for connection for a kitchen
- Unit 3 is 798± square feet on the first floor of the two-and-a half-story Carriage House. The unit contains reception area, a spacious gym and has a half bath with room for expansion to a full bath. Unit 3 is an excellent first floor live/work unit, residence, or a spacious studio



FRONT PARKING LOT



SIDE YARD



Roxane A. Cole, CCIM
Managing Member
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Individual Member

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ROXANE COLE
COMMERCIAL REAL ESTATE LLC

The statements and figures presented herein, while not guaranteed, are secured from authoritative sources. The broker discloses that she is acting solely as an agent for the seller in the marketing, negotiation and selling of the property.



LAWRENCE STREET CORNER



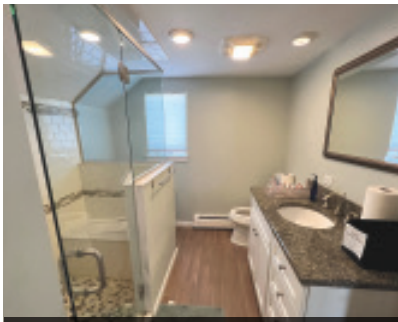
FRONT PARKING LOT AND BUILDING



CITY OF PORTLAND TAX ASSESSORS MAP



CARRIAGE HOUSE 2ND FLOOR



CARRIAGE HOUSE 2ND FLOOR BATH



TREATMENT ROOM



PROPERTY DATA

OWNER
Fredums and Fusspot, LLC

ASSESSOR
Unit 1 Parcel ID 172-H-007-001
Unit 2 Parcel ID 172-H-007-002
Unit 3 Parcel ID 172-H-007-003

DEED
Units 1 & 3 Book 34796 Page 246 & 247
Unit 2 Book 34796 Page 248 & 249

PRICE
\$1,250,000

LAWRENCE AVENUE PARKING AREA



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