

FOR SALE

72 Pine Street PORTLAND ME

KEY ATTRIBUTES

- Rare West-End Commercial Condominium at the corner of Pine Street & Clark Street, in Historic Andrews Square
- Successful nearby businesses include Ciaolas Restaurant, Aurora Provisions and Bonobo Wood Fire Pizza
- Highly visible corner location with awning
- Street-level presence in quaint West-End Business/Residential Neighborhood – short walk to Western Prom
- Sophisticated, flexible layout that is ideal for a variety of commercial uses
- Completely renovated with striking layout and finishes
- Exposed brick and natural light
- One of only two commercial units in Andrews Square Condominium
- Well-established, professionally-managed condominium association with reserves



Unit 15, Andrew's Square Condominium was fully renovated in 2000 from use as a pizza shop to attractive offices for the owner. A combination of exposed brick, wood accents, natural light and subtle use of color makes for an extremely pleasant environment that is evident upon entry. The unit was professionally designed to create a sophisticated, flexible layout that lends itself to many commercial uses, including general office, medical office, therapist practice, salon, spa, retail space, gallery, market, restaurant or café.



Roxane A. Cole, CCIM
MANAGING MEMBER
Commercial Broker



Individual Member



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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.



SPECIFICATIONS

CONDOMINIUM UNIT SIZE

1,616± Square Feet

HEIGHT

Suspended with reveal edge

CEILING

10'

LIGHTING

Parabolic

WATER/SEWER

Public

HVAC

Gas fired Heat and Central HVAC

VENTING

Shaft in place

SPRINKLER

Wet System

One Bathroom

STRUCTURE & FOUNDATION

Masonry on slab foundation, 14 residential units on upper floors

YEAR BUILT

1918, renovated to condominiums in the eighties

ZONING

B1

CITY OF PORTLAND MAP/BLOCK/LOT

Map 56 Block B Lot 197

DEED OF OWNERSHIP

Book 24820, Page 345

CITY OF PORTLAND ASSESSED VALUE

72-78 PINE STREET, 186-194 CLARK STREET

Land \$ 19,000
Building \$170,800

Total \$189,800

REAL ESTATE TAXES 2010/2011

\$3,469.54

PARKING

Abundant on-street, un-metered, parking and nearby lots

SALE PRICE

\$229,900
Seller may consider leasing on a case-by-case basis



ANNUAL OPERATING EXPENSE, UNIT 15

Condo Fees	\$ 2,409.36
Real Estate Taxes	\$ 3,469.54
Insurance (estimate)	\$ 1,000.00
Condominium Expense Total	\$ 6,878.90

UTILITIES

Gas	\$ 1,242.00
Electric	\$ 1,334.00
Water and Sewer (Estimated - depends on usage)	\$ 420.00
Utilities Total	\$ 2,996.00

Estimated Annual Operating Expense Total \$ 9,874.90

Estimated Annual Operating Expense Per Square Foot (1,616±) \$ 6.11



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DEMOGRAPHICS

	ONE MILE	THREE MILES	FIVE MILES
2010 Total Population	17,651	74,424	110,882
2010 Average Household Income	\$50,717	\$59,888	\$64,305
2010 Population Age 20 to 54	66.3%	66.3%	64.10%