



553 PORTLAND COBALT ROAD, PORTLAND **\$565,000.00**

INVESTMENT/OFFICE

FOR SALE: Modern office property with 3 professional tenants. Law office, dental practice and hair salon. Located in the heart of Portland on Route #66. Ample parking, large pond views. 9% cap rate on well maintained office investment property. Could be potential to add square footage on 1.74 acre lot. Fully tenanted. 1 tenant has 2 years left on lease; other 2 tenants' leases run through August 31, 2025.

Present Use: Investment
Potential Use: Investment

Directions: Route #66 or Portland Cobalt Road to #553.

<u>BUILDING INFORMATION</u>	Stories:	2	Overhead Doors:	0	Size:
	First Floor Area:	1,793 SF	Truck Dock(s):	0	Size:
	Second Floor Area:	1,793 SF	Year Built:	1984	
	Third Floor Area:		Condition:	Good	
	Other Floor Areas:	Basement	Construction Type:	Wood Frame	
	Office Area:	3,586 SF	Roof:	Asphalt Shingle	
	Total Floor Area:	3,586 SF	Lin. Ft. Clear Span:	N/A	

<u>LAND</u>	Lot(s):	1	Frontage:	300'
	Area SF:		Depth:	Varies
	Acres:	1.74	% Land Coverage:	5%
	Parking:	20	% Building Coverage Permitted:	25%
	Zoning:	B-2	Condition of site:	Level, Dry
	Restrictions/Easements:			

<u>Utilities</u>	<u>Mechanical Equipment</u>	<u>Assessment</u>	<u>Transportation</u>
Water: Well	Elevator Size:	Land: \$96,250	Bus Service: Yes
Gas: No	Heating: Propane/Oil	Building: \$168,700	Distance: At Door
Volts: 110	Air Conditioning: Fully	Total: \$264,950	Turnpike: I-91
Amps: 200	Sprinkler: No	Mills: 35.01	Exit: #21
Phase: 1	Other Equipment:	Taxes: \$10,203	
Sewer: Septic		A/S: 70%	

<p>Kristin Geenty 203-488-1005 Kris@GeentyGroup.com</p>	<p>Kevin Geenty 203-488-1005 Kevin@GeentyGroup.com</p>
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Information contained herein is subject to errors and omissions-believed to be accurate but is not warranted.