

FOR SALE | OFFICE / WAREHOUSE BUILDING

892 RIVERSIDE STREET, PORTLAND, ME 04103

PRICE REDUCED



PROPERTY HIGHLIGHTS

- 4,610± SF building on 0.34± AC, with on-site paved parking
- Office layout features 5-7 private offices, a reception area, and kitchenette
- Warehouse features a clear span warehouse space (80' deep & 37' wide) with an 8' x 8' overhead door
- The office portion of the property was likely a residence at one time (prior to the addition of the warehouse) and could be easily converted back, creating an ideal live/work opportunity
- Traffic Count of 10,930± vehicles/day (AADT MaineDOT 2022)

SALE PRICE: \$695,000





PROPERTY DETAILS

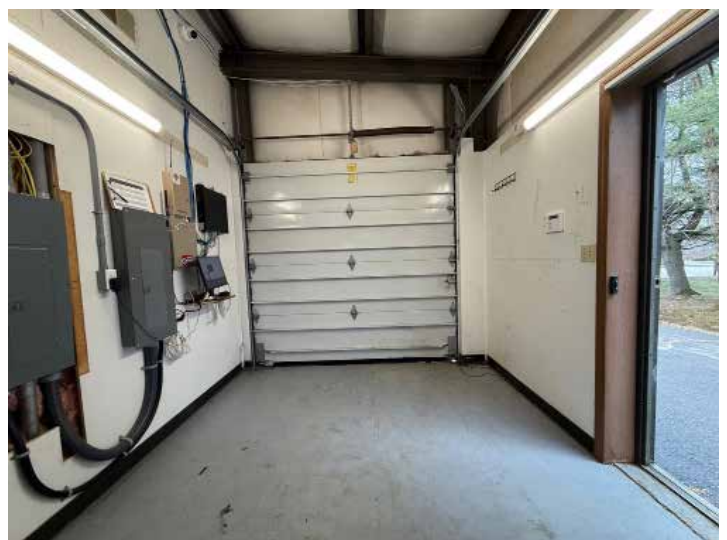
OWNER	Riverside Realty, LLC
ASSESSOR'S REF	361-A-6
REGISTRY OF DEEDS	Book 20517, Page 011
YEAR BUILT	1922; Renovated in 2016
ZONING	IM - Medium Impact Industrial
LOT SIZE	0.34± AC
BUILDING SIZE	1,650± SF - Office <u>2,960± SF - Warehouse</u> 4,610± SF - Total
LOT FRONTAGE	108'
CEILING HEIGHT	10' - 14' - Warehouse
DRIVE-IN DOORS	One (1) - 8' x 8'
CONSTRUCTION	Steel Building - Warehouse Wood Frame - Office
RESTROOMS	Two (2)
POWER	200-amp, single-phase electrical service
HEATING & COOLING	Hot-Air Propane Heating System & Central AC
UTILITIES	Municipal Water & Sewer
PARKING	Ten (10) spaces
ANNUAL R.E. TAXES	\$4,382.28 (FY 2025)
SALE PRICE	\$695,000

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892 RIVERSIDE STREET, PORTLAND, ME 04013



INTERIOR PHOTOS



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CONTACT US



DEREK MILLER
Partner, Broker
207.553.1721 D
207.240.0032 C
dmiller@boulos.com



CAMERON FOSTER
Broker
207.553.1722 D
207.717.1660 C
cfoster@boulos.com



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