

# FOR SALE | OFFICE BUILDING WITH EXCESS LAND FOR DEVELOPMENT

509 OCEAN AVE, PORTLAND, ME 04101



## PROPERTY HIGHLIGHTS

Free-standing, two-story office building on 1.53± acres on Ocean Avenue

- Excess RN-3 zoned land offers potential for future residential expansion or redevelopment, permitting up to four-family dwellings on lots as small as 5,000± SF
- Efficient two-floor layout featuring a welcoming reception area, eight private offices, two restrooms, a conference room, and a kitchenette/breakroom
- Ideally located just 450± feet from Payson Park, offering amenities such as a disc golf course, tennis courts, ice skating, walking trails, and a community garden
- Excellent natural light with windows in every office
- **SALE PRICE: \$1,115,000**





## PROPERTY DETAILS

**OWNER OF RECORD** Maine Farmland Trust Inc.

	0 COBURN STREET	1 COBURN STREET	0 FERNALD TERRACE																		
<b>ASSESSOR'S REF</b>	163-008-008	163-009-001	163-011-001																		
<b>BOOK &amp; PAGE</b>	35185/001	35185/001	17722/056																		
<b>LOT SIZE</b>	0.3673± AC	0.3459± AC	0.4763± AC																		
<b>ZONING</b>	RN-3 (Neighborhood Residential)	RN-3 (Neighborhood Residential)	B-1 (Neighborhood Business)																		
<b>ASSESSED VALUE</b>	<table border="0"> <tr> <td>\$64,500</td> <td>Land</td> </tr> <tr> <td>\$ -</td> <td>Building</td> </tr> <tr> <td><u>\$64,500</u></td> <td>Total</td> </tr> </table>	\$64,500	Land	\$ -	Building	<u>\$64,500</u>	Total	<table border="0"> <tr> <td>\$64,300</td> <td>Land</td> </tr> <tr> <td>\$ -</td> <td>Building</td> </tr> <tr> <td><u>\$64,300</u></td> <td>Total</td> </tr> </table>	\$64,300	Land	\$ -	Building	<u>\$64,300</u>	Total	<table border="0"> <tr> <td>\$188,700</td> <td>Land</td> </tr> <tr> <td>\$34,600</td> <td>Building</td> </tr> <tr> <td><u>\$223,300</u></td> <td>Total</td> </tr> </table>	\$188,700	Land	\$34,600	Building	<u>\$223,300</u>	Total
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### 509 OCEAN AVENUE

<b>ASSESSOR'S REF</b>	163-001-001	<b>BOOK &amp; PAGE</b>	335185/001						
<b>BUILDING SIZE</b>	2,254± SF	<b>LOT SIZE</b>	0.3435± SF						
<b>YEAR BUILT</b>	1914	<b>PARKING</b>	43± spaces						
<b>ROOF</b>	Replaced in 2023	<b>HVAC</b>	Gas furnace, window A/C units; Age of system unknown						
<b>UTILITIES</b>	Municipal water & sewer	<b>RESTROOMS</b>	Two restrooms, one with shower						
<b>INTERNET SERVICE</b>	Spectrum	<b>POWER</b>	240 V, 200 Amp						
<b>ASSESSED VALUE</b>	<table border="0"> <tr> <td>\$183,500</td> <td>Land</td> </tr> <tr> <td>\$616,400</td> <td>Building</td> </tr> <tr> <td><u>\$799,900</u></td> <td>Total</td> </tr> </table>	\$183,500	Land	\$616,400	Building	<u>\$799,900</u>	Total	<b>OFFICE LAYOUT</b>	First Floor: Open reception area, six private offices, restroom Second Floor: Two private offices, conference room, kitchenette/ breakroom, bathroom with shower
\$183,500	Land								
\$616,400	Building								
<u>\$799,900</u>	Total								

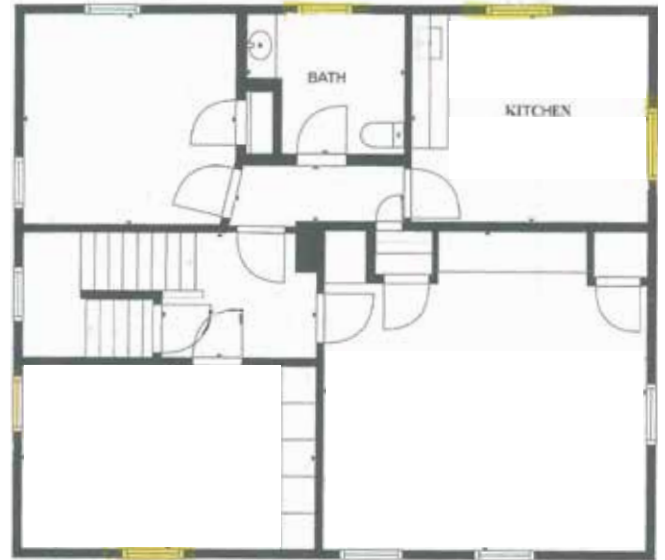
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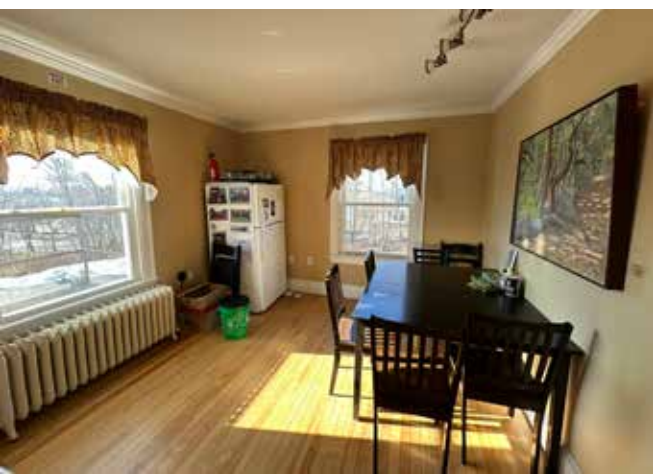
## FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



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## CONTACT US



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