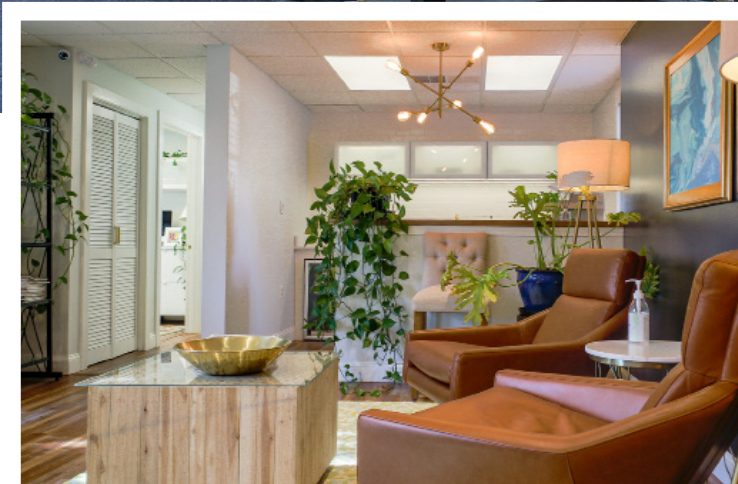


FOR SALE • OFFICE CONDOMINIUM

535 Ocean Ave • Portland, ME



PROFESSIONAL OFFICE CONDOMINIUM

- 1,315± SF first floor modern office
- Very attractive space with great lighting throughout
- Perfect floor plan for a small office user
- Excellent location, only five minutes to downtown Portland
- Ample on-site parking
- Currently 5 out of the 6 offices have short term leases. See broker for details.

SALE PRICE: \$324,900



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Andrew@malonecb.com

PROPERTY SUMMARY

535 Ocean Ave • Portland, ME



Site Info

OWNER:	Brett Loffredo
DEED:	Book 40751, Page 339
ASSESSOR:	Map 163, Block E, Lot 3
SIGNAGE:	At Pylon
PARKING:	Ample, in common with other tenants
ZONING:	B-1
PROPERTY TAXES:	\$3,570.04 (2026-2027)
CONDO FEES:	\$3,710.04/year or \$309.17/month

Building Info

CONDO SIZE:	1,315± SF
YEAR BUILT:	1987
CONSTRUCTION:	Wood-frame
ROOF:	Asphalt, pitched
SIDING:	Clapboard
FOUNDATION:	Full
FLOORING:	Luxury Vinyl
CEILING HEIGHT:	8'±
ELECTRICITY:	Circuit breakers
HVAC:	Electric
UTILITIES:	Municipal water & sewer
KITCHEN:	Yes
RESTROOM:	One (1), ADA accessible
AMENITIES:	Furniture and fixtures are negotiable. See Listing Broker for details.



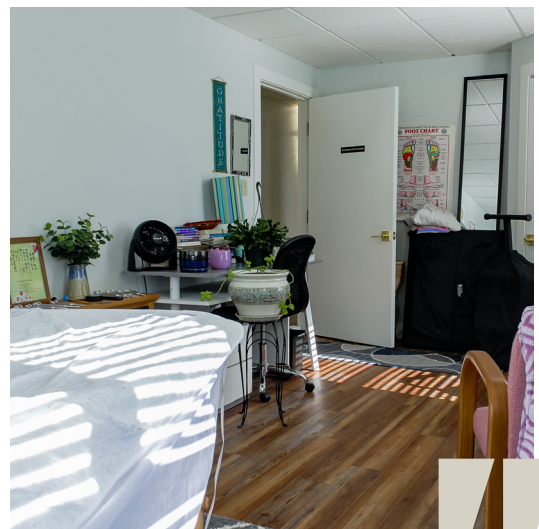
PHOTOS

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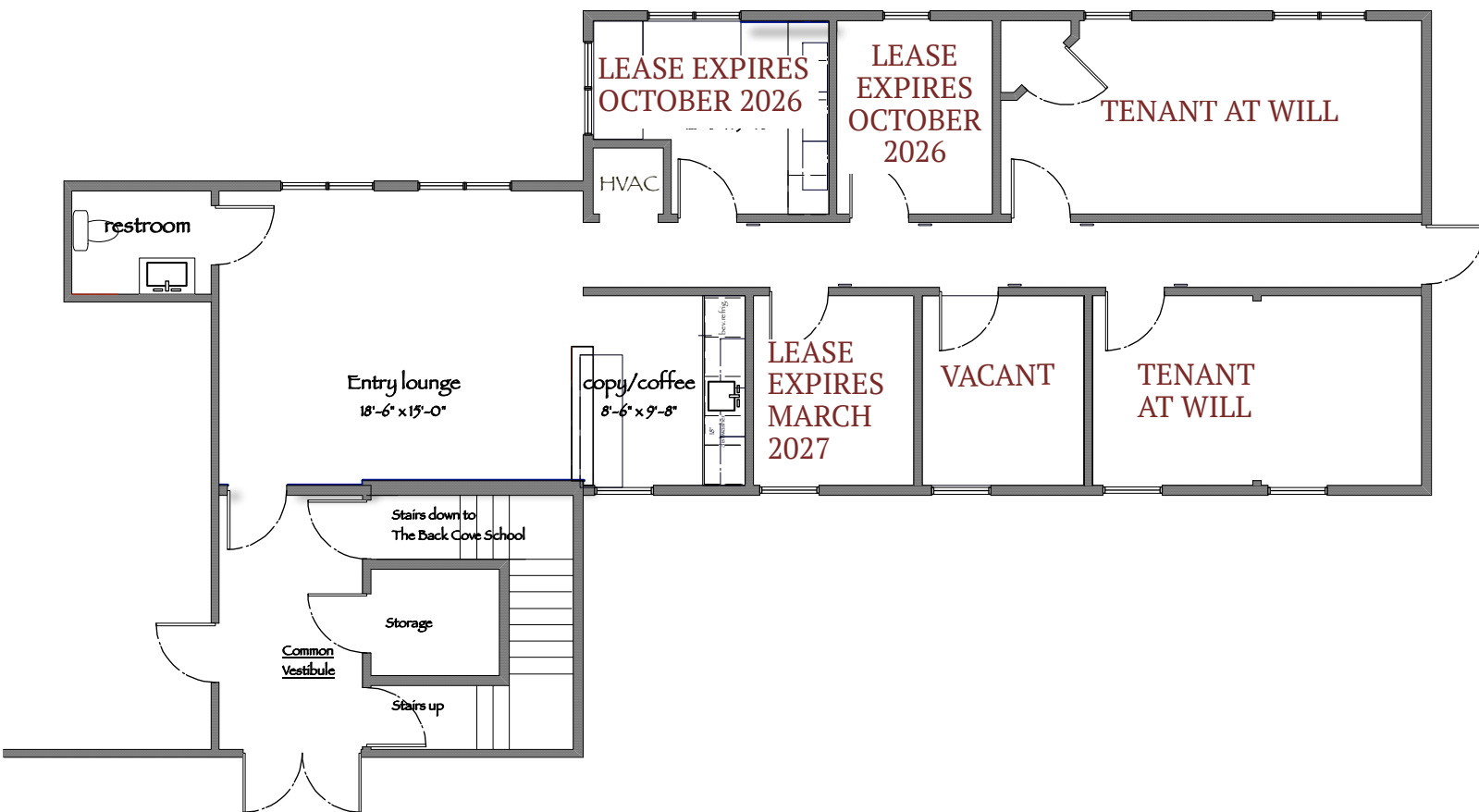
PHOTOS

535 Ocean Ave • Portland, ME



FLOOR PLAN

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LOCATION MAP

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NEARBY



Payson Park



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