

# FOR SALE | OFFICE / WAREHOUSE BUILDING

892 RIVERSIDE STREET, PORTLAND, ME 04103



## 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: \$709,000





## PROPERTY DETAILS

<b>OWNER</b>	Riverside Realty, LLC
<b>ASSESSOR'S REF</b>	361-A-6
<b>REGISTRY OF DEEDS</b>	Book 20517, Page 011
<b>YEAR BUILT</b>	1922; Renovated in 2016
<b>ZONING</b>	IM - Medium Impact Industrial
<b>LOT SIZE</b>	0.34± AC
<b>BUILDING SIZE</b>	1,650± SF - Office <u>2,960± SF - Warehouse</u> 4,610± SF - Total
<b>LOT FRONTAGE</b>	108'
<b>CEILING HEIGHT</b>	10' - 14' - Warehouse
<b>DRIVE-IN DOORS</b>	One (1) - 8' x 8'
<b>CONSTRUCTION</b>	Steel Building - Warehouse Wood Frame - Office
<b>RESTROOMS</b>	Two (2)
<b>POWER</b>	200-amp, single-phase electrical service
<b>HEATING &amp; COOLING</b>	Hot-Air Propane Heating System & Central AC
<b>UTILITIES</b>	Municipal Water & Sewer
<b>PARKING</b>	Ten (10) spaces
<b>ANNUAL R.E. TAXES</b>	\$4,382.28 (FY 2025)
<b>SALE PRICE</b>	<b>\$709,000</b>

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892 RIVERSIDE STREET, PORTLAND, ME 04013



## INTERIOR PHOTOS



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## CONTACT US



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