

# FOR SALE

## 267 Commercial Street

PORTLAND ME

### OFFERING SUMMARY

- Extraordinary historic Old Port commercial condominium in landmark Swasey Pottery Building, circa 1867
- Highly successful retail location for high-end furniture maker Green Design Furniture
- Across the street from new home of 70,000± square foot Class A law offices
- A well-established condominium association
- Affordable ownership costs equivalent to Old Port rental rates
- Seller owns a one-bedroom residential condominium above the commercial condominium. See broker for details.



**Roxane A. Cole, CCIM**  
MANAGING MEMBER  
Commercial Broker



Individual Member



### HARBOR LANDING CONDOMINIUM

offers ownership of magnificent one-of-a-kind condominiums in a premier historic pottery manufacturing building. Only two commercial condominiums exist in this impressive property. This commercial unit is among only a handful of commercial condominiums created in Portland. It is a rare opportunity to own in Portland's Historic Old Port; a world renowned place that attracts travelers and those seeking an exceptional place to locate their business.

### KEY ATTRIBUTES

- Spectacular brick, granite and post and beam construction featuring high ceilings and abundant display windows
- In the heart of a high-traffic area of established retailers, offices and commercial businesses, including: Brown Trading Company; Nine Stones Spa; Sapporo Restaurant; Three Dollar Dewey's.
- Highly-visible to commuters, tourists, destination shoppers and neighboring businesses
- 2,355± open floor plan with 11' ceilings
- Affordable ownership at the equivalent of Old Port rental rates (see broker for details)
- Well-established Condominium Association

P.O. Box 7432 Portland ME 04112-7432 • 207.653.6702 • [www.roxanecole.com](http://www.roxanecole.com)



**ROXANE COLE**  
COMMERCIAL REAL ESTATE LLC

The statements and figures presented herein, while not guaranteed, are secured from authoritative sources. The broker discloses that she is acting solely as an agent for the seller in the marketing, negotiation and selling of the property.



## SPECIFICATIONS

### ZONING

B3 Downtown Business DEOZ  
(Downtown Entertainment Overlay Zone)

**DEED OF OWNERSHIP** Book 11114 Page 209

**MAP/BLOCK/LOT** Map 38-G-2

### ASSESSED VALUE

Land	\$ 23,500
Condo	\$256,800
Net Taxable	\$280,300

### REAL ESTATE TAXES

\$5,022.98 (JULY 1, 2010-JUNE 30, 2011)

### CONSTRUCTION

First floor unit in a four story building made of Brick and Stone, with asphalt shingles and full basement.

**SPRINKLER** Wet Sprinkler System

**PARKING** Use of one space at rear of condo

**SALE PRICE** \$459,000

Seller may consider leasing on a case-by-case basis

### 2010 OPERATING COSTS FOR CONDO

Condo Fees (includes Public Water/Sewer)	\$ 8,352.00
Real Estate Taxes	\$ 4,973.00
Insurance (estimate)	\$ 1,500.00
<b>Total Building Expenses</b>	<b>\$ 14,825.00</b>
Building Expenses per square foot	\$ 6.30

### UTILITIES

Unitil (Heat - Central HVAC)	\$ 1,797.00
CMP (Air Conditioning and Electric)	\$ 2,869.00
<b>Total Utilities</b>	<b>\$ 4,666.00</b>
Utilities per square foot	\$ 1.98

<b>Total Operating Costs</b>	<b>\$ 19,491.00</b>
<b>Total Operating Costs Per Square Foot (2,355±)</b>	<b>\$ 8.28</b>

