

FOR SALE

966 Riverside Street

PORTLAND ME

OFFERING SUMMARY

- Brick building with detached garage and abundant paved parking
- 4,038± square feet comprised of 1,765± square foot upper level 140± square foot lobby 1,765± square foot lower level; 368± square foot production/work area
- 576± square foot frame garage (24' X 24')
- .649± acre lot allows for expansion
- Owner, Maine Youth Golf Foundation, is moving to co-locate with other golf programs
- Furniture in building may be purchased



KEY ATTRIBUTES

- Excellent owner user building
- Areas for use as private offices, bull-pen, showroom, training, production and storage
- Accessible location near the Maine Turnpike and major downtown arteries.
- High-visibility on Riverside Street, next to Riverside Golf Course.



Roxane A. Cole, CCIM
MANAGING MEMBER
Commercial Broker



Individual Member



ROXANE COLE
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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

IM

DEED OF OWNERSHIP

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MAP/BLOCK/LOT

Map 360-G-6

ASSESSED VALUE

Land \$129,700

Comm Bldg \$240,900

Net Taxable \$370,600

REAL ESTATE TAXES

July 1, 2010 through June 30, 2011:

\$6,641.16

AGE

1973

EXTERIOR

Brick with wood siding

ROOF

Shingles, new in 2010

BASEMENT

Poured concrete with vinyl square flooring

HEATING

Oil, 4-zone forced hot water system.

275 gallon tank in lower level

AIR CONDITIONING

One central unit with supplemental

window units

ELECTRIC

200 amp single phase

WATER/SEWER

Public. Back Flow protector installed to

meet code

PARKING

Paved, up to 25 spaces with room for

expansion

SALE PRICE

\$333,000