

FOR SALE

430 Riverside Street

PORTLAND ME

KEY ATTRIBUTES

- Single-level office or mixed use commercial building on highly-visible corridor
- Within one mile from Exit 48 of the Maine Turnpike and nearby major Portland arterials
- 59 parking spaces comprising a 6:1,000 parking ratio
- Large 2.6± acre site with 346± feet of frontage on Riverside Street (expansion possible)
- Seventeen perimeter offices with abundant windows



THE BUILDING WAS BUILT IN 1984 BY THE MAINE TURNPIKE AUTHORITY FOR USE AS THEIR HEADQUARTERS BUILDING. It contains many features attractive to buyers, and its flexible construction makes it easily adaptable for many types of uses. The property is in the IM (Industrial Moderate) Zone, allowing general offices, light industrial uses and retail as an accessory use (see broker for more information about the zoning).

HIGHLY FUNCTIONAL PROPERTY INCLUDING:

- Twenty offices total—three interior offices and seventeen perimeter offices.
- Interior cubicle space with cubicles in place (may be removed at buyer's request)
- Large reception and waiting area
- Oversized conference/meeting room
- Communication center
- Server room with raised floor and dedicated HVAC
- Generator with transfer switch in place (may be removed at buyer's request)
- Four building entrance doors makes it easy to divide for multiple tenancy
- Truck height loading dock in the rear
- Eat-in kitchen
- Mostly demountable partitions for easy reconfiguration
- Tower Antenna



Roxane A. Cole, CCIM
MANAGING MEMBER
Commercial Broker



Individual Member



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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

BUILDING SIZE

9,800± Square Feet

LOT SIZE

2.6± Acres

ROAD FRONTAGE

346± feet of frontage on Riverside Street

HEIGHT

Ceiling 8'
Purlins at 12'

LIGHTING

Parabolic

ELECTRIC

400 amp, 3-phase, 120/208V

WATER/SEWER

Public.

HVAC

Electric based, central distribution (HVAC equipment inventory available upon request)

SECURITY SYSTEM

Installed and monitored by Cunningham (may be monitored by other vendor)

CUMMINS GENERATOR

Generator with Onan transfer switch in place (may remain or be removed at buyer's request)

STRUCTURE/FOUNDATION

Steel frame with metal siding on slab foundation
Constructed in 1984

ROOF

Original metal roof with seams patched in 2000 and 2007. Gutter system along front and rear.

LOADING

One truck-high loading dock with receiving area in rear of building

TOWER

The tower is 80± feet high and is mounted to a 10' X 10' concrete pad (may be removed at buyer's request)

ZONING

IM Industrial Moderate

CITY OF PORTLAND

MAP/BLOCK/LOT

Map 320. Block A, Lot 3

DEED OF OWNERSHIP

Book 28973, Page 347-348

CITY OF PORTLAND

ASSESSED VALUE FOR

420-448 RIVERSIDE

Land \$251,600

Building \$673,520

Total \$925,120

REAL ESTATE TAXES

Currently tax exempt.

INSURANCE

\$1300

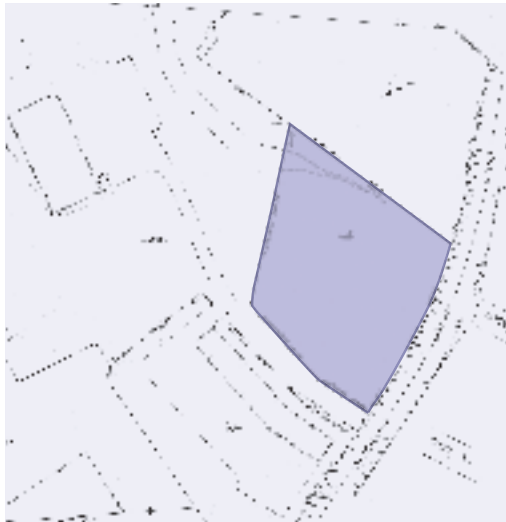
REAR DRIVEWAY

ENTRANCE

There are no deeded rights to the Right of Way shown on the westerly side of the property depicted in this brochure, for use or access

SALE PRICE

\$690,000



OPERATING EXPENSES (AS OF LAST OCCUPANCY IN 2008)

AAA Energy Service HVAC Maintenance	\$6,032.00
Central Maine Power Heat, AC and Lights	\$29,703.87
KD Landscaping Snow Plowing '07-'08	\$4,300.00
Portland Water District Water and Sewer	\$699.12
Pro Turf Lawn Application	\$204.00
Total for 9,800 SF (\$4.18 per square foot)	\$40,938.99

