

For Sale  
**Retail Building**

\$675,000

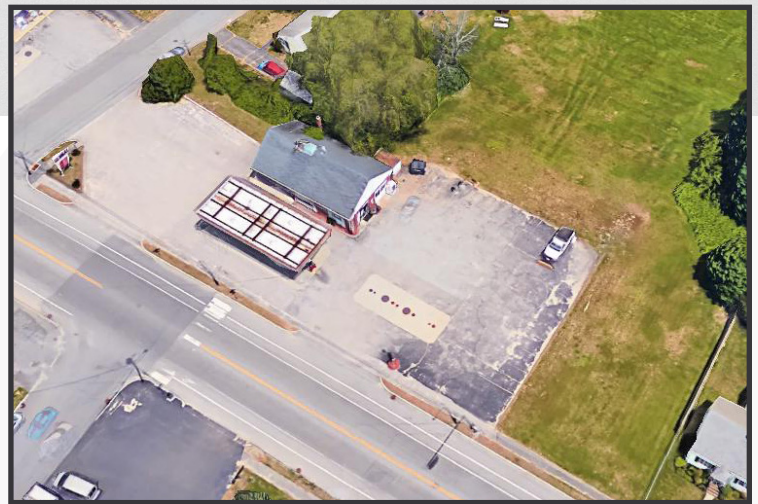


## Former Gas/Convenience Store

1569 Forest Avenue  
Portland, ME 04103

### Property Highlights

- Traffic counts of 19,820± vehicles/day
- Excellent investment opportunity
- Highly visible corner lot



### Property Description

We are pleased to offer a fully leased gas/ convenience store for sale at 1569 Forest Avenue in Portland's Riverside neighborhood. The current lease ends August 31, 2021. This is an excellent investment opportunity which is located on highly visible Forest Avenue/Route 302 boasting a NOI of \$66,000 per year.

#### Broker Contact

Chris Craig

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## Property Overview

Owner/ Landlord	Grace Street Trust	
Assessor's Reference	Map R77, block M, lots 1 and 4	
Deed Reference	Book 9669, page 305	
Assessed Value	Land	\$584,600
	Building	\$139,630
	Total	\$724,230
Real Estate Taxes	\$15,679.58 (2016-2017)	
Building Size	1,352± SF	
Site Size	1.04 acres	
Building Age	1967	
Building Construction	Stone and brick	
Roof	Asphalt shingles	
Utilities	Municipal water and sewer	
HVAC	Forced hot air	
Flooring	Tile and concrete	
Electrical	220 Amp	
Lighting	Fluorescent throughout	
Bathrooms	One (1)	
Sprinkler System	No	
Parking	Ample paved on-site	
Traffic Count	19,820± vehicles per day	
Zoning	Neighborhood Business (B1) and Residential (R3)	

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