

# FOR SALE

## Multi-Family

3,096± SF | 5 Units | \$950,000



## 17 Mechanic Street, Westbrook

### Property Highlights

- Great walkable location downtown
- 7% cap rate on in place cash flow
- Off street parking with additional free parking in city garage



### Property Description

We are pleased to offer 17 Mechanic Street for sale. This multi-family property is situated in the heart of downtown Westbrook. This asset offers a compelling investment opportunity, featuring a strong cash flow history, off-street parking, and an exceptionally walkable location steps away from local shops, restaurants, and public amenities.

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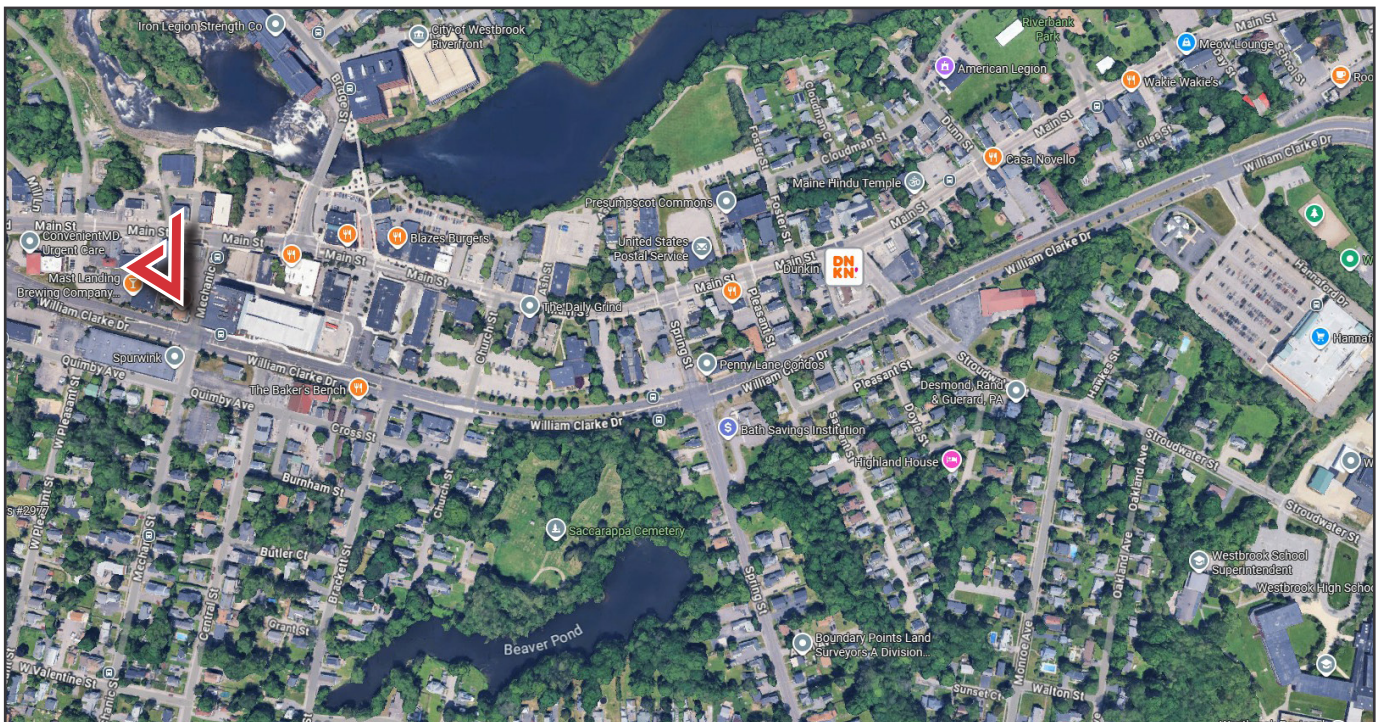




## Property Overview

Owner	Andrew and Samantha Jordan
Building Size	3,096± SF
Lot Size	0.11± acres
Number of Units	Five (5) Total Units: Four (4) 1-bedroom/1-bath and 1-Studio
Assessor's Reference	Map 32, Lot 36
Deed Reference	Book 35219, Page 270
Taxes	\$8,995.07 (2025-2026)
Building Age	1900
Heat/AC	Natural gas FHW baseboard
Electric	200 amp, individual circuit breakers
Roof	Pitched asphalt shingle
Utilities	Public water and sewer
Parking	Four (4) paved, off-street

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# 17 Mechanic Street



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.