

FOR SALE

Mixed-Use Property

20,221± SF | 2.7± acres | \$2,355,000



185 Warren Avenue

Westbrook, Maine

- **5 Building Complex**
- **Mixed-Use**
- **Multi-Tenanted**
- **High Visibility**
- **Easy Access to I-95**

Tom Moulton, CCIM, SIOR | tmoulton@dunhamgroup.com

Katie Breggia | katie@dunhamgroup.com

207.773.7100



Property Overview

Owner	Hope 1, LLC
Assessor's Reference	Map 46, Lot 1
Deed Reference	Book 39348, Page 260
Building Count	5
Site Size	2.7± acres
Zoning	IPD - Industrial Park & General Development Shoreland Overlay Zone
Taxes	\$16,449.28 (FY 2023)
Utilities	Public water and private septic

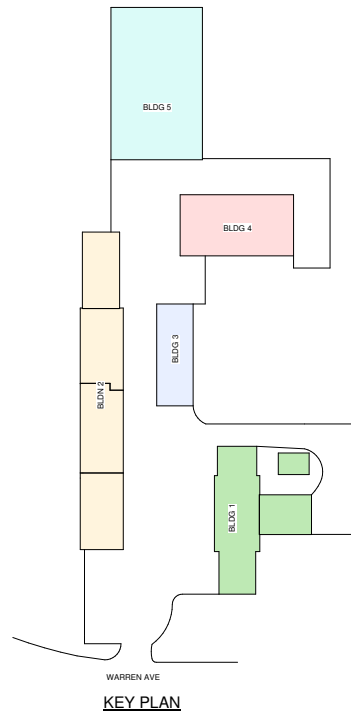
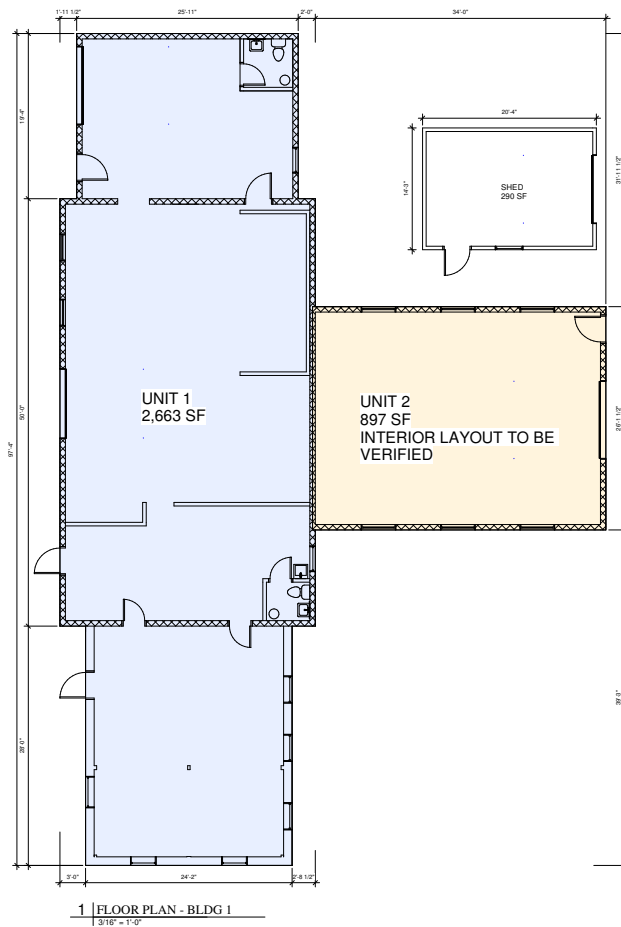
Building Size	Building 1 : 3,850 SF
	Building 2 : 5,730 SF
	Building 3 : 1,606 SF
	Building 4 : 3,000 SF
	Building 5 : 6,035 SF
	Total : 20,221 SF
Lot Size	2.7± acres

Total Annual Rental Income	\$195,600.00
Total Annual CAM Income	\$19,549.80
Total Income	\$215,149.80
Estimated Annual Expenses	\$55,000.00
Net Operating Income	\$160,149.80



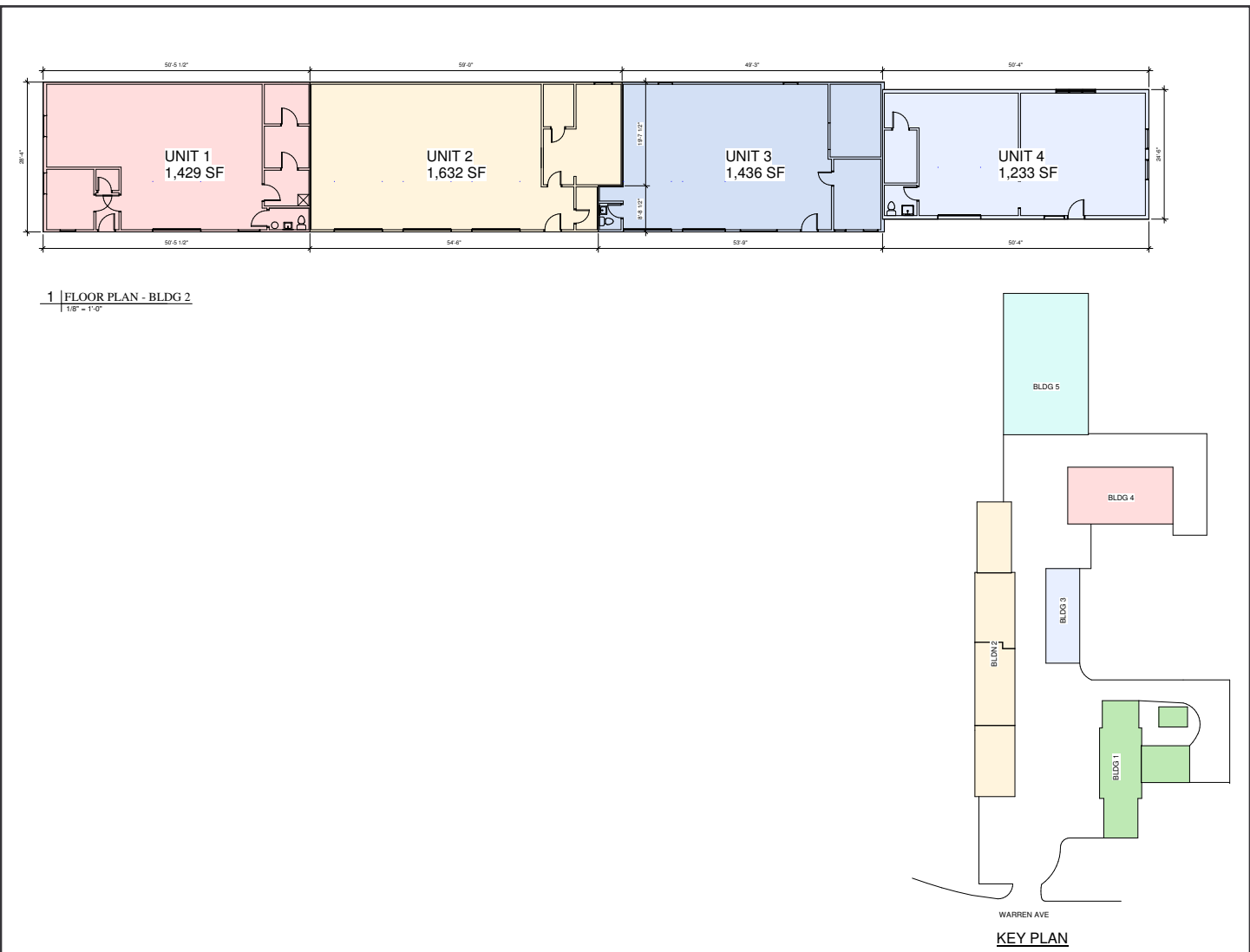
Building 1

Building Size	3,850± SF
Unit Breakdown	Unit 1 : 2,663 SF Unit 2: 897 SF Unit 3: 290 SF shed
Year Built	1961
Type	Service shop/industrial
Construction	Wood framed with masonry, brick/block facade
Roof	Pitched/architectural shingles
Heating	Exclusive use heating system
Drive-in Doors	Three (3) in main building, one (1) in detached shed
Use	Woodworking and painting



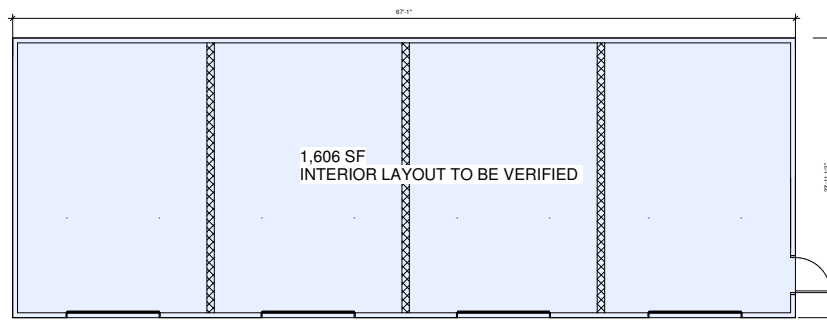
Building 2

Building Size	5,730± SF
Year Built	Unknown
Type	Wood shop/repair/storage building
Construction	Wood framed
Roof	Pitched/architectural shingles
HVAC	Mixed- each unit different
Drive-in Doors	Seven (7)
Use	Motorcycle storage, motorcycle shop & woodworking

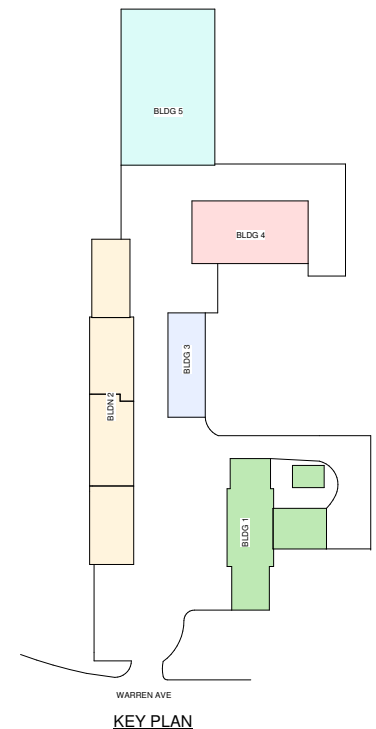


Building 3

Building Size	1,606± SF
Year Built	Unknown
Type	Industrial/storage
Construction	Wood framed
Roof	Pitched/metal
Heating	Mixed- each unit different
Drive-in Doors	Four (4)
Use	Motorcycle storage & construction company



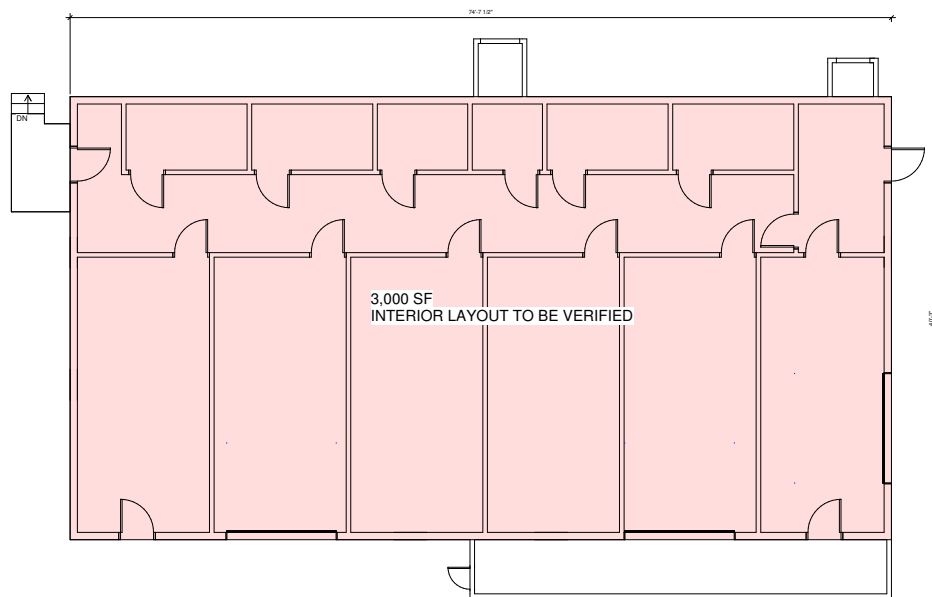
1 | FLOOR PLAN - BLDG 3
1/4" = 1'-0"



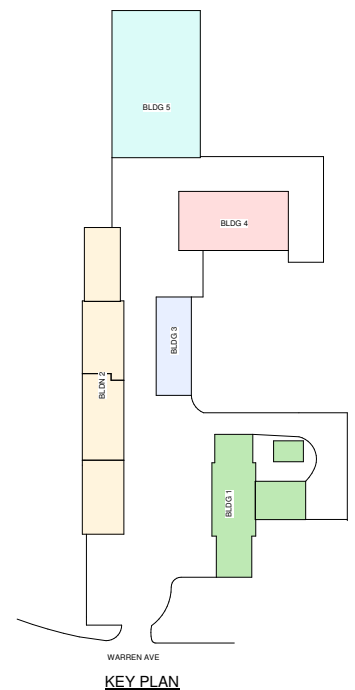
WARREN AVE
KEY PLAN

Building 4

Building Size	3,000± SF
Year Built	2017
Type	Service shop/Industrial
Construction	Steel framed
Roof	Pitched/metal
Heating	Mini splits - multiple
Drive-in Doors	Two (2)
Use	Cannabis cultivation



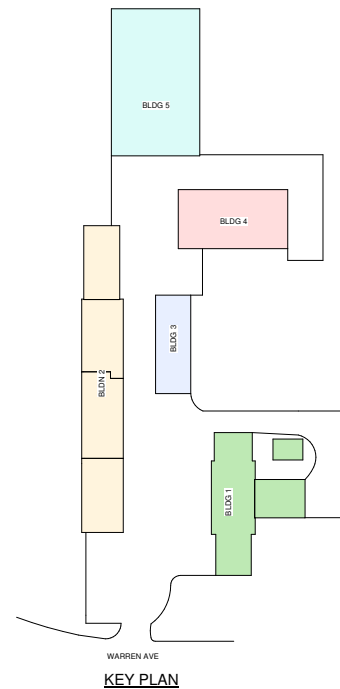
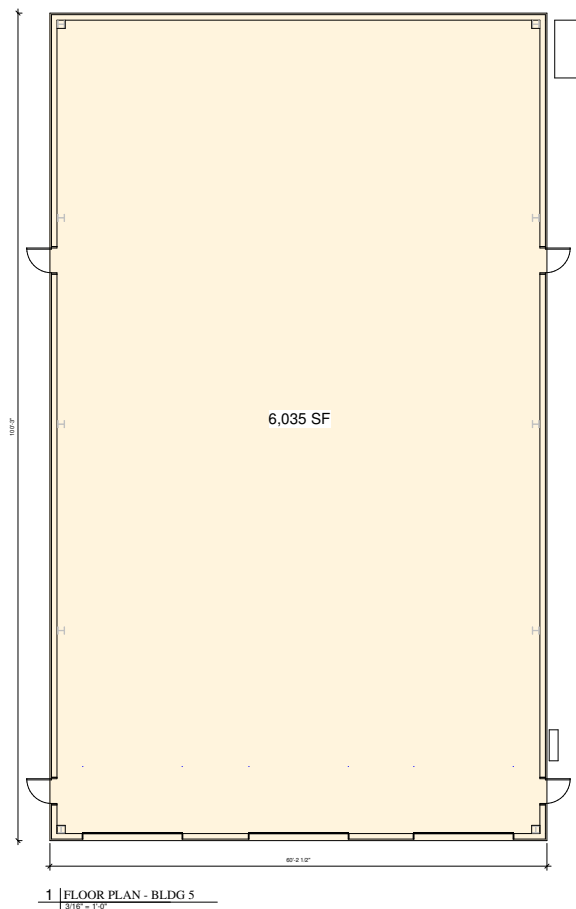
1 | FLOOR PLAN - BLDG 4
1/8" = 1'-0"

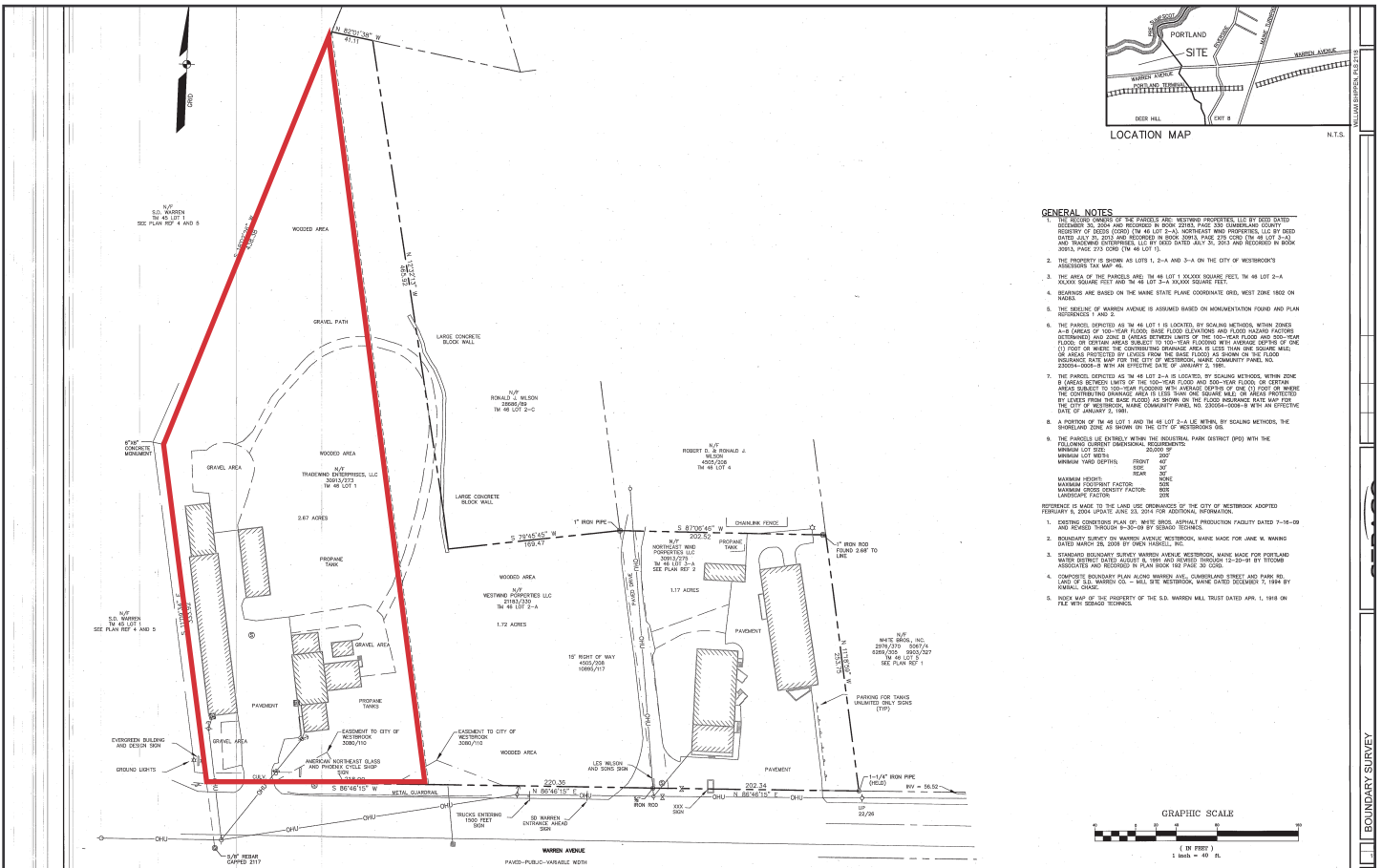
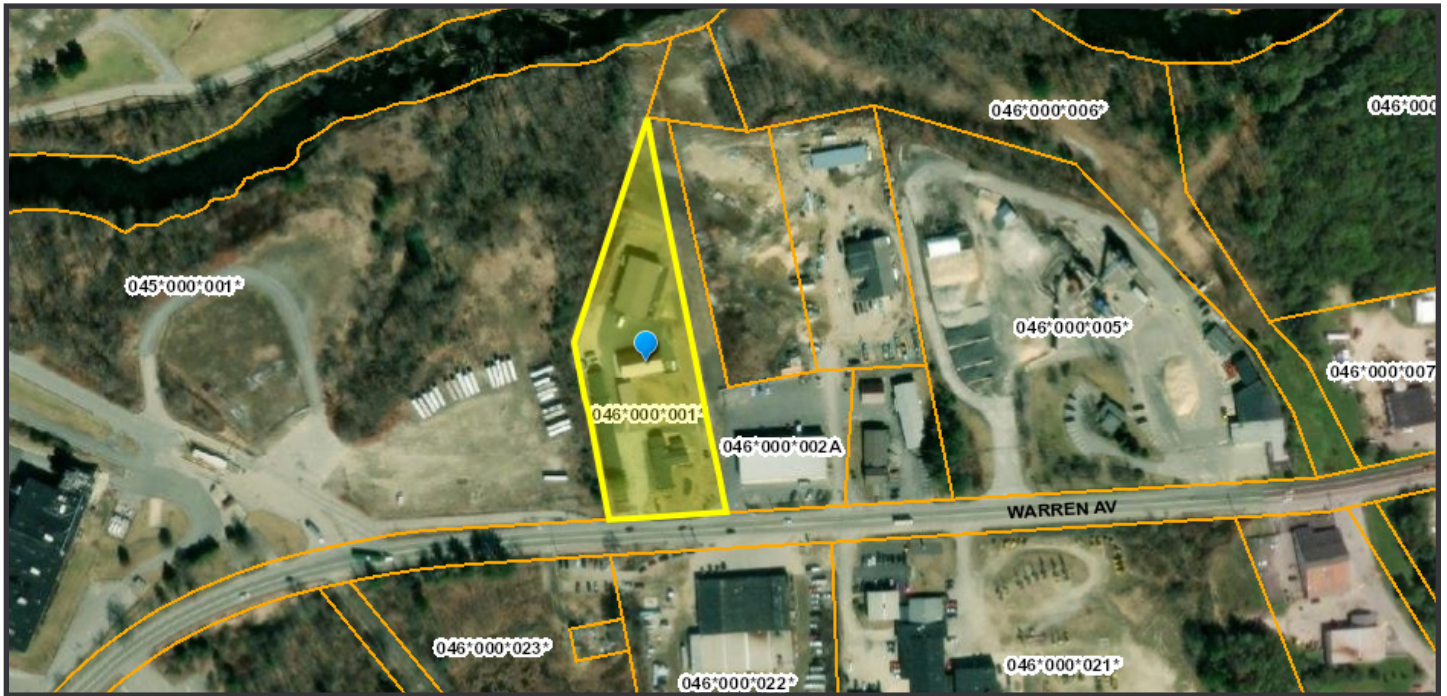


KEY PLAN

Building 5

Building Size	6,035± SF
Year Built	2020
Type	Service shop/industrial
Construction	Steel framed
Roof	Pitched/metal
Heating	Natural gas - FHA
Drive-in Doors	Three (3)
Use	Flooring supply





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.