

# FOR SALE

Mixed-Use Property

20,221± SF | 2.7± acres | \$2,150,000



## 185 Warren Avenue Westbrook, Maine

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

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## Property Overview

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

<b>Building Size</b>	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
<b>Lot Size</b>	2.7± acres

RENT ROLL	Lease From	Lease To	Area	Monthly Rent	Annual Rent
Building 1 : Garage & Unit 1	5/1/2022	8/31/2024	2,633 SF	\$2,580.50	\$30,966.00
Building 1 : Unit 2	MTM		897 SF	\$750.00	\$9,000.00
Building 2 : Unit 1	5/1/2022	9/30/2024	1,429 SF	\$1,000.00	\$12,000.00
Building 2 : Unit 2	5/1/2022	8/31/2024	1,632 SF	\$1,035.00	\$12,420.00
Building 2 : Unit 3 Building 3: Unit 2	5/1/2022	9/30/2025	1,436 SF 400 SF	\$1,100.00	\$13,200.00
Building 2: Unit 4 Building 3: Unit 3&4	5/1/2022	9/30/2024	1,233 SF 800 SF	\$1,552.50	\$18,630.00
Building 3 : Unit 1	5/1/2022	8/31/2024	400 SF	\$350.00	\$4,200.00
Building 4	5/1/2022	8/31/2027	3,000 SF	\$3,622.50	\$43,470.00
Building 5	vacant		6,000 SF		
<b>Grand Total</b>				<b>\$11,990.50</b>	<b>\$143,886.00</b>

## 185 Warren Avenue 2023 Operating Expenses

Snow Removal	\$	3,645.00
Landscaping - Exterior	\$	2,300.00
Fire Safety	\$	849.55
Septic	\$	1,200.00
Parking Lot Repairs	\$	2,650.00
Electricity	\$	-
Water	\$	1,187.97
Real Estate Taxes	\$	17,317.74
Building Insurance	\$	14,500.00
Management Fees	\$	6,500.00
General Repairs	\$	9,400.00
<b>Total</b>	<b>\$</b>	<b>59,550.26</b>

## Building 1

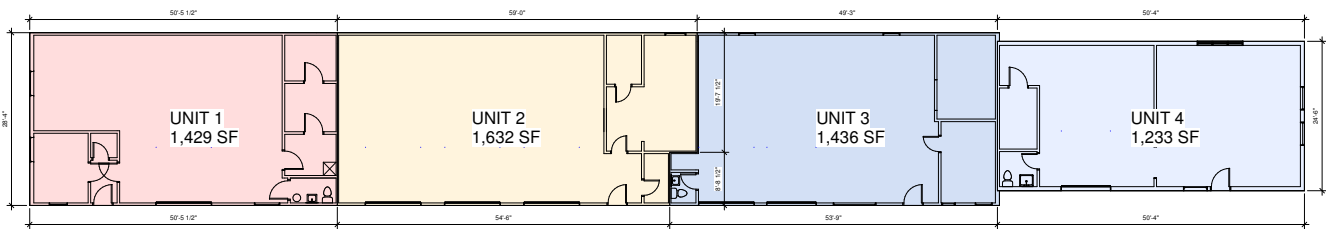
Building Size	3,850± SF
Unit Breakdown	Unit 1 : 2,663 SF Unit 2: 897 SF Unit 3: 290 SF shed
Year Built	1961
Type	Service shop/industrial
Construction	Wood framed with masonry, brick/block facade
Roof	Pitched/architectural shingles
Heating	Exclusive use heating system
Drive-in Doors	Three (3) in main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



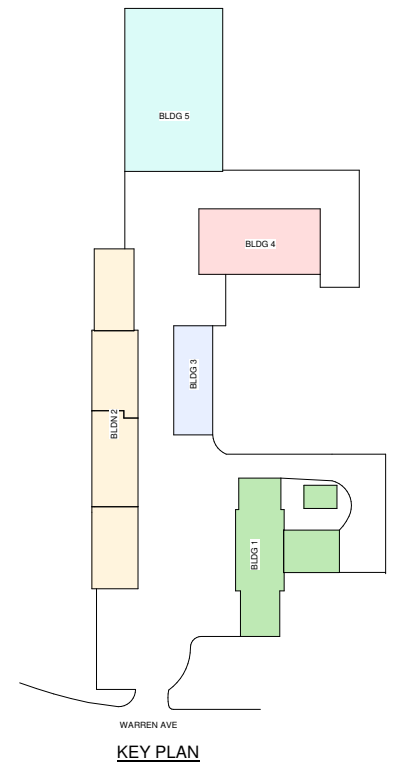


## Building 2

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

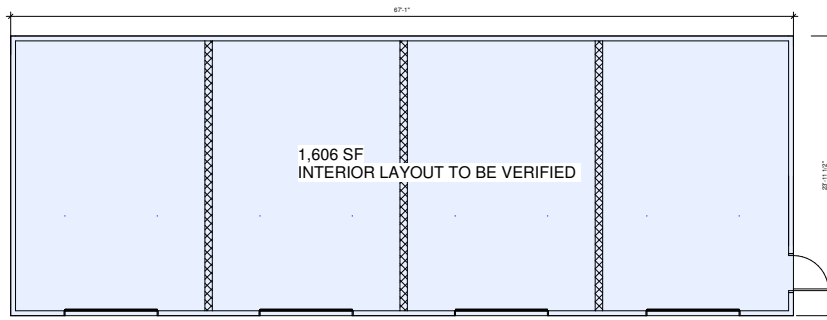


1 | FLOOR PLAN - BLDG 2  
1/16" = 1'-0"

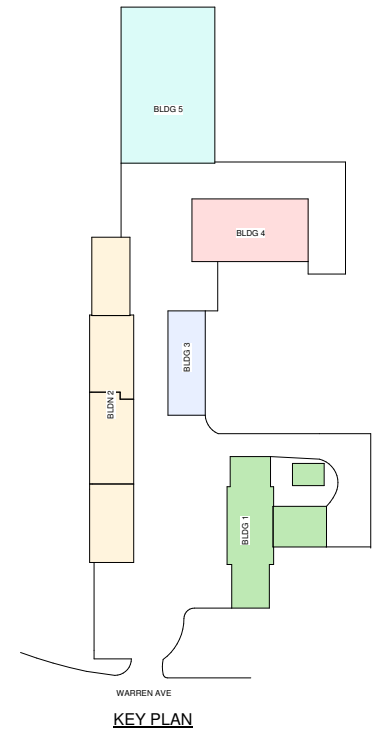


## Building 3

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

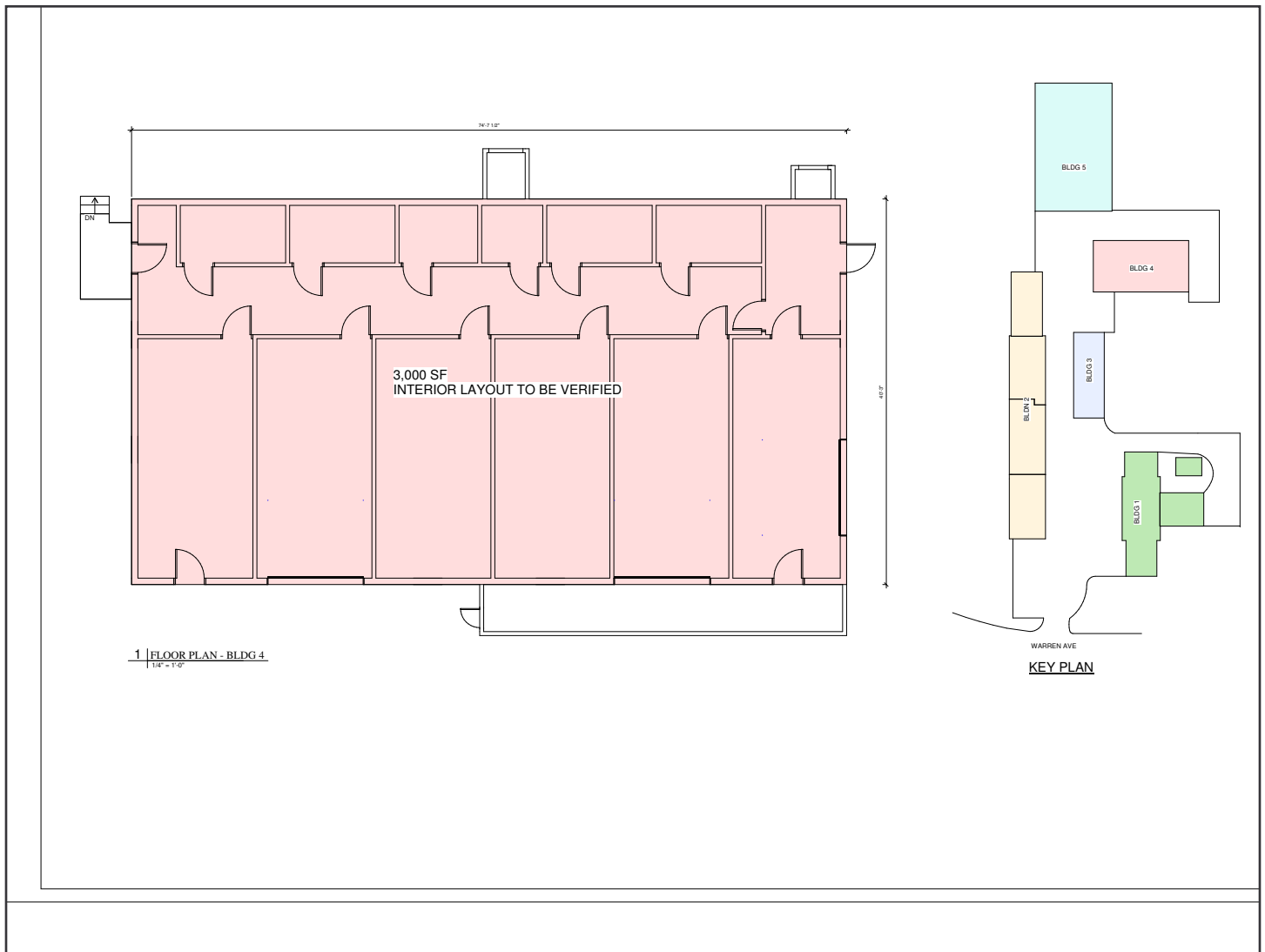


1 | FLOOR PLAN - BLDG 3  
1/4" = 1'-0"



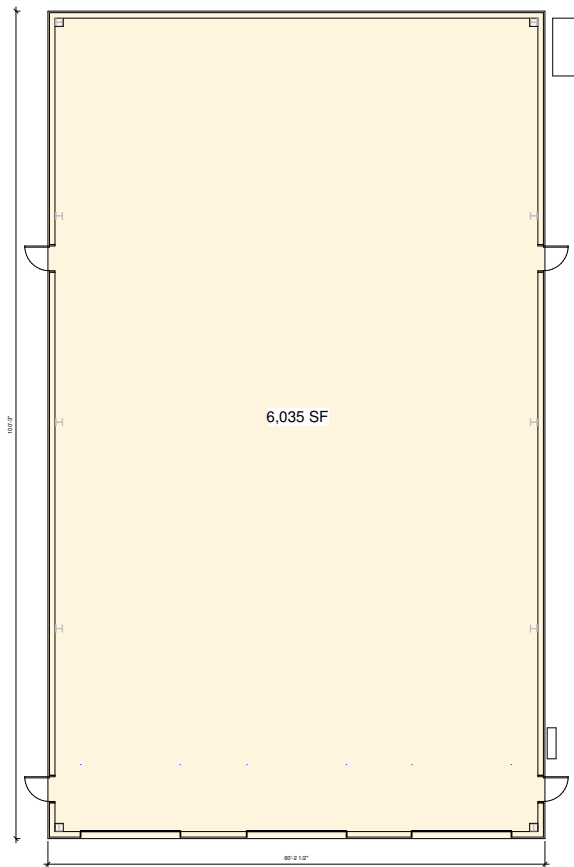
## Building 4

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

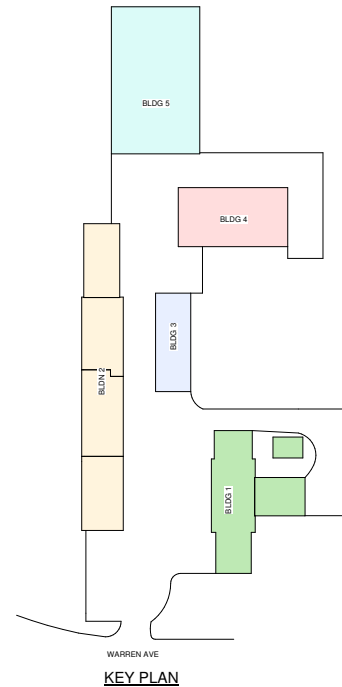


## Building 5 - Available For Lease

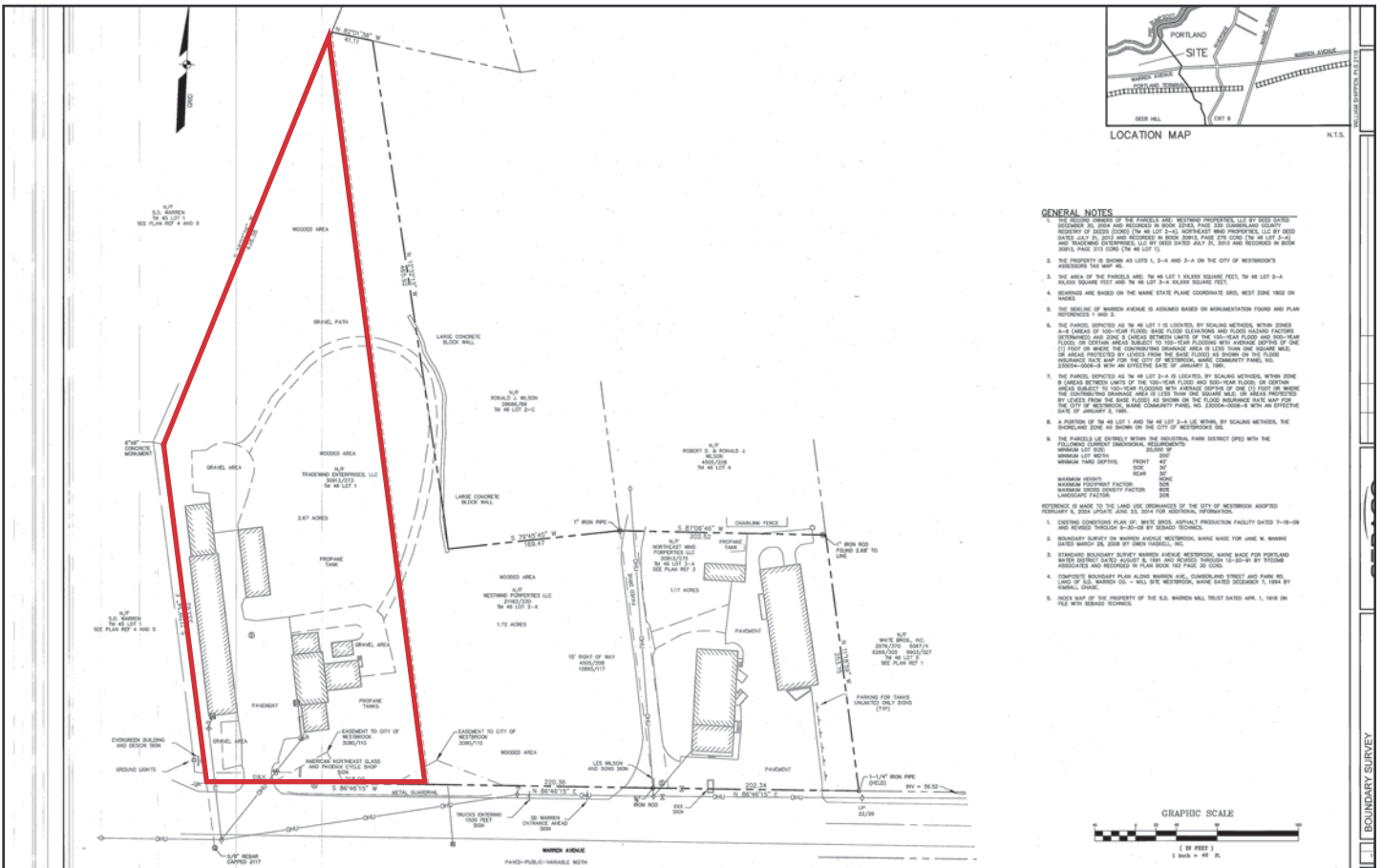
Building Size	6,035± SF
Year Built	2020
Type	Service shop/industrial
Construction	Steel framed
Roof	Pitched/metal
Heating	Natural gas - FHA
Drive-in Doors	Three (3)
Asking Rate	\$10.00/SF NNN



1 | FLOOR PLAN - BLDG 5  
3/16" = 1'-0"







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.