

FOR SALE

Special Purpose/Place of Assembly

7,690± SF | \$650,000



515 Woodford Street, Portland

Property Highlights

- *Historic Italian block building*
- *Corner lot on Woodford St & Brighton Ave*
- *Excellent Visibility & High Traffic Counts*



Property Description

We are pleased to offer for sale the revered St. Ansgar Lutheran Church, circa 1961, a 7,690± SF brick and Italian block building on 0.38± acres of land. This historic property features a large vaulted ceiling first floor sanctuary room, a fully-finished lower level function hall space including a full kitchen and a 600± SF mezzanine. The corner lot includes roughly 10± off-street parking spaces with excellent visibility and high traffic counts at a five-way signalized intersection in Portland.

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515 Woodford Street

Property Overview

Owner	St. Ansgar Evangelical Lutheran Church of Portland
Building Size	7,690± SF
Lot Size	0.3798± acres
Space Breakdown	3,545± SF first floor, 3,545± SF lower-level finished, 600 SF mezzanine finished
No. of Floors	Three floors with partial finished mezzanine and full finished basement
Assessor's Reference	Map 184, Block C, Lots 1, 2, and 3
Deed Reference	Book 02440, Page 174 (land only)
Annual Taxes	\$14,046.88 (Note: Exempt - Religious Institution)
Assessed Value	Land \$102,900 - Building \$929,200 - Total \$1,032,100
Zoning	R-5 (see uses on next page)
Year Built	1961
Building Construction	Brick and Italian concrete block
Roof	Gable, asphalt shingle covering; solar panels
Siding	Primarily brick siding with large picture windows
Flooring	First floor is primarily newer vinyl tile over wood sub-floor. Lower level is ceramic tile.
Utilities	Public water and sewer, electricity, telephone, natural gas and fiber optic cabling

FOR SALE : \$650,000

Property Details

HVAC	Gas-fired forced hot air, water heater, range hood venting
Electrical	200 Amp, 240V, single-phase; surplus/ample electricity generated by (26) 255 Amp solar panels installed on the roof (c2014-2015) by ReVision energy (owner pays only \$20/mo admin fee)
Lighting	First floor is individual lighting fixtures, and recessed lighting; lower level is primarily strip fluorescent lighting
Sprinkler System	None
Bathrooms	Two restrooms on the lower level finished space, including one two-piece restroom with standard fixtures, and one three-piece restroom (stall, sink, shower). The first floor also contains a two-piece restroom.
Parking	Ten (10)± parking spaces, unstriped on-site
Accessibility	Main ingress via curb cut along northerly side of Woodford Street. Secondary ingress to small 1-2 car parking area via southeasterly side of Columbia Road
Traffic Counts	20,270 AADT
Road Frontage	330.72' front feet, including 120.72' front feet on Columbia Rd, 210' front feet on Woodford Street

Zoning (R-5)

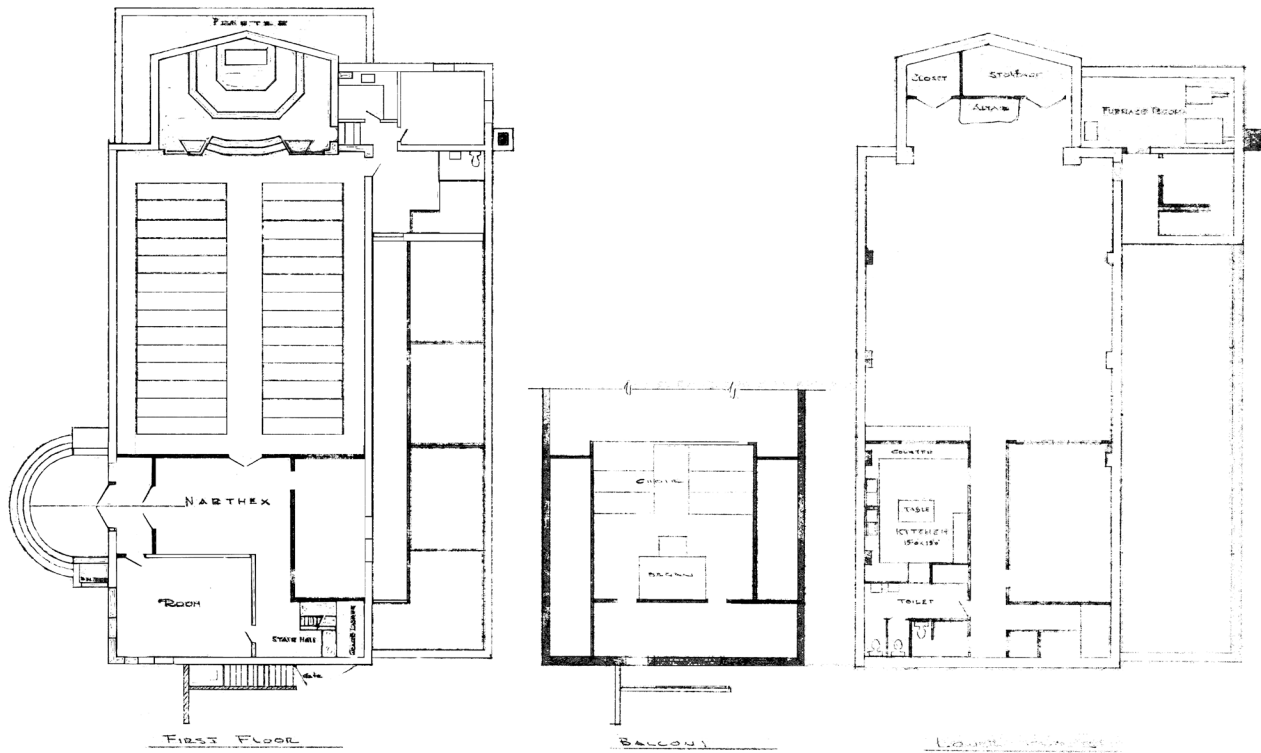
Permitted Uses:

- Single-family dwellings
- Two-family dwellings
- Multiplex
- Handicapped family units
- Planned Residential Unit Developments
- Special needs independent dwelling units
- Congregate care facilities
- Governmental uses
- Parks and open spaces
- Solar energy system (minor)

Conditional Uses in R-5:

- Multi-family dwellings
- Lodging houses
- Sheltered care group homes
- Elementary, middle, and secondary schools
- Intermediate care facilities
- Long-term and extended care facilities
- Places of assembly
- Preschool facilities
- Post-secondary schools
- Off-street parking
- Utility substations

Building Layout

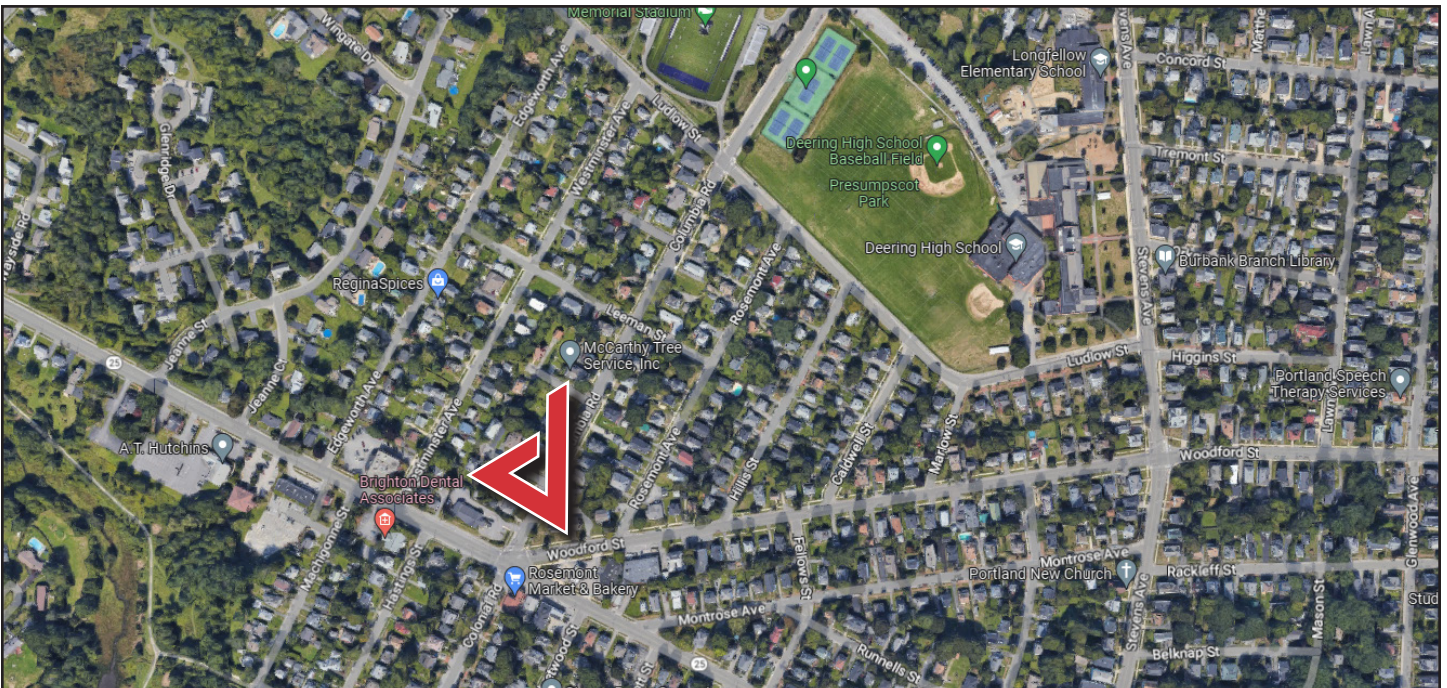


Scale: 1/8" = 1'-0"

Sheet No. 5

ST. ANDREW'S CHURCH
PORTLAND, ME.

515 Woodford 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.



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.