

For Sale Office/Medical Condo

1,315± SF | \$195,000



535 Ocean Avenue

Portland, Maine

Property Highlights

- Move-In Ready
- Ample On-Site Parking
- Excellent Owner/User Opportunity

Property Description

We are pleased to offer a 1,315 SF office or medical condo for sale at 535 Ocean Avenue in Portland. The property is located just off Washington Avenue, and is close to Baxter Boulevard and I-295. The space is ideal for a small office or medical user, featuring a reception area and 6 offices/treatment rooms.



Broker Contact

Tom Moulton, CCIM, SIOR

Katie Allen, Esq.

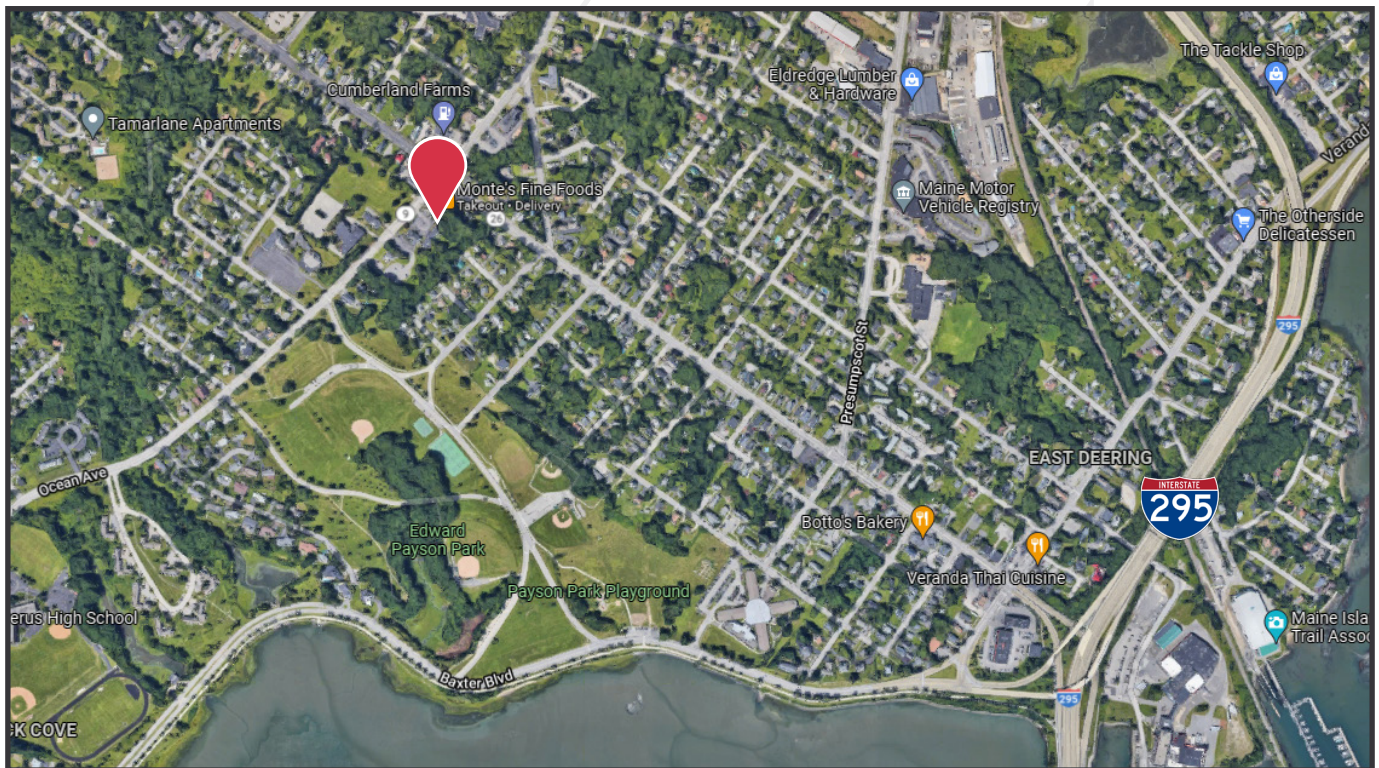
tmoulton@dunhamgroup.com

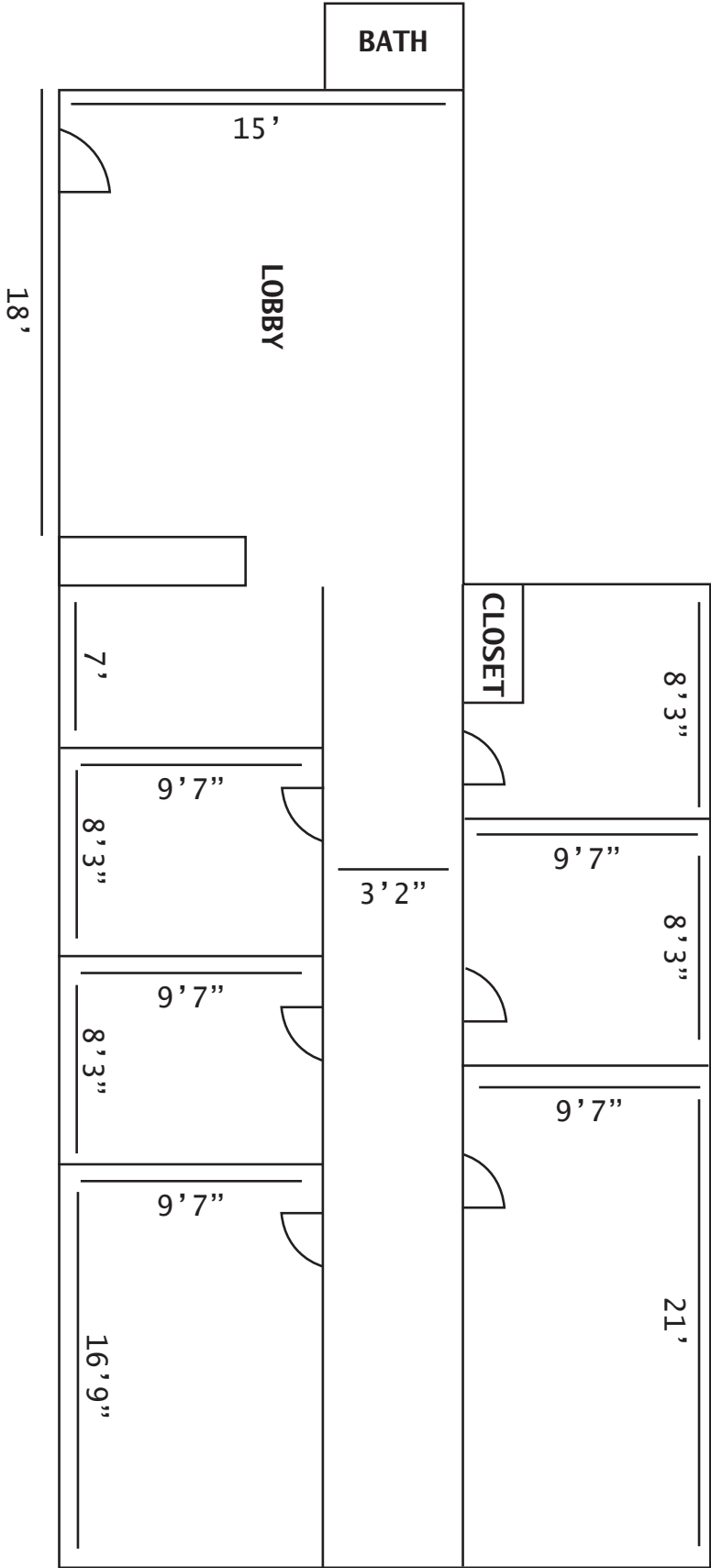
katie@dunhamgroup.com

Property Overview

Unit Size	1,315± SF
Layout	6 offices/treatment rooms, 1 restroom, reception area
Assessor's Reference	Map 163, Block E, Lot 3
Deed Reference	Book 35087, Page 267
Zoning	RP - Residence Professional
Year Built	1987
Building Construction	Wood frame
Roof	New roof, architectural shingles
HVAC	Central gas-fired HVAC, single zone - new June 2021
Flooring	Wood
Utilities	Municipal water and sewer
Parking	Ample, on-site

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*not to scale