

**FOR SALE**  
**Retail & Multi-Family**  
8,919± SF | \$2,300,000



## 60 Bay Street & 4 Halifax Street, Winslow

### Property Highlights

- *Turn-key Laundromat*
- *Fully Leased, 6-Unit Apartment*
- *Includes Business, All Assets & Real Estate*

### Property Description

We are pleased to offer this rare, turn-key investment opportunity in Winslow featuring a high-end laundromat with real estate and a fully occupied six-unit apartment building — totalling 8,919± SF on 0.38± acres. The 5,814 SF laundromat is a true turn-key operation, with the sale including the established business, all equipment and business assets, and the real estate. Well-maintained and fully operational, this property offers immediate income potential with an established customer base and modern infrastructure. The 3,105 SF, fully occupied six-unit apartment building provides consistent rental income and strong occupancy history. Completely renovated Laundromat was completely renovated in 2018, and all apartments have been completely renovated over the last 4 years with new kitchens in all but two.



### BROKER CONTACT

Joe Atwood | [joe@dunhamgroup.com](mailto:joe@dunhamgroup.com)  
207.773.7100 | [dunhamgroup.com](http://dunhamgroup.com)





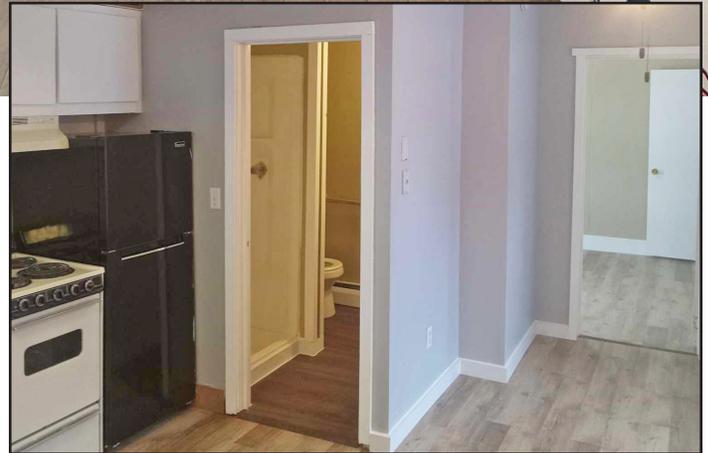
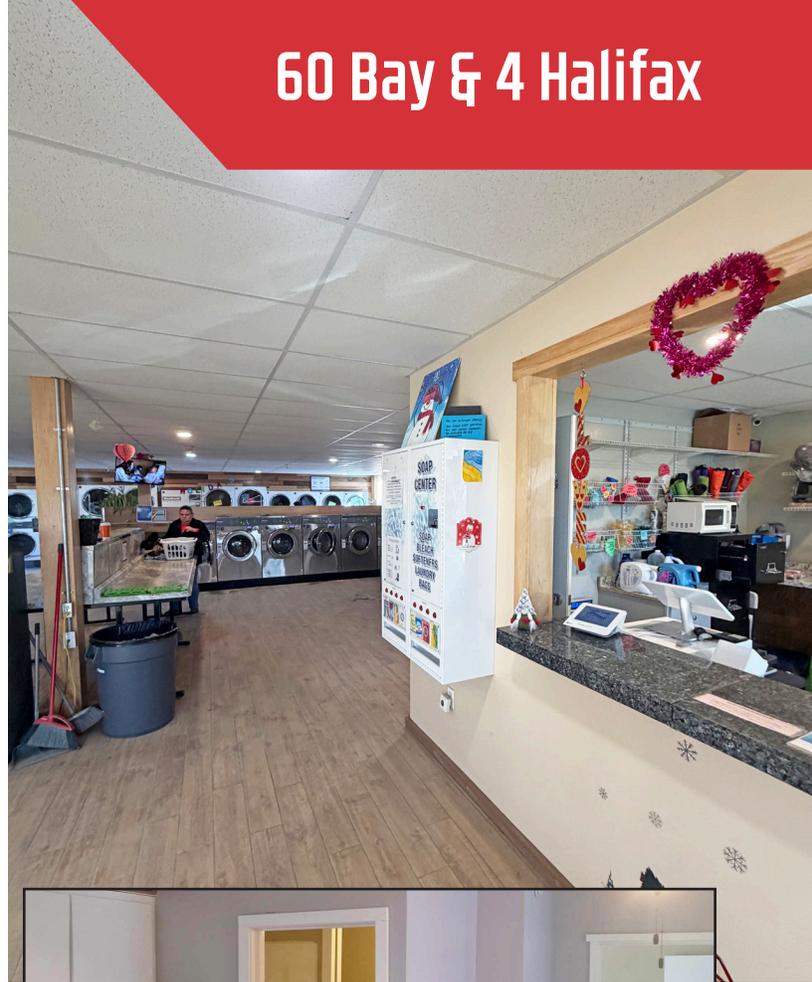
## Property Overview

Owner	Templin Properties, LLC
Assessor's Reference	Map 017, Lot 65 & 66
Lot Size	60 Bay Street: 0.17± acres - 4 Halifax Street: 0.21± acres
Building Size	60 Bay Street: 5,814± SF, laundromat - 4 Halifax Street: 3,105± SF 6-unit apartment
Year Built	1998 & 1983, fully renovated in 2018
Building Construction	Wood Frame, metal roof
Heat	Laundromat all propane. Apartment is oil boiler.
Electrical	Laundromat has 200-amplifier service and a brand new 400-amp service.
Real Estate Taxes	60 Bay Street: \$5,249 - 4 Halifax Street: \$3,347
Zoning	(MU) Mixed-use
Traffic Counts	13,633 vehicles/day on Route 201/Bay Street & 4,790/day on Halifax
Road Frontage	183'±

**FOR SALE : \$2,300,000**



# 60 Bay & 4 Halifax



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.