

FOR SALE : 75 DARLING AVENUE

South Portland, Maine 04106



INVESTOR OPPORTUNITY

We are pleased to offer this 30,000 square foot office building for sale in the Maine Mall area. The building has been fully leased to WEX until December 31, 2022. The site is within close proximity to all Maine Mall area amenities as well as the Portland International Jetport.



FOR SALE

\$3,100,000

NAI The Dunham Group

Commercial Real Estate Services, Worldwide.

CONTACT INFORMATION

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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.

DETAILS

Owner: 75 Darling Avenue Irrevocable Trust

Building Size: 30,000± SF

Lot Size: 2.1± acres

Building Age: 1977

Zoning: General Commercial District (CG)

Assessor's Reference: Map 048, Lot 017

Deed Reference: Book 29329, Page 0168

Assessed Value:

Improvements	\$2,189,600
Land	\$ 553,200
Total	\$2,742,800

Annual Taxes: \$48,547.56 (2016-2017)

Exterior: Brick veneer and concrete block

Roof: EDPM rubber roof

Ceiling Height: 15'± to bottom of joist

Heating: Gas-fired forced hot air

HVAC: Central HVAC, six (6) roof-top units

Electrical: To be confirmed by Purchaser

Lighting: Fluorescent fixtures throughout

Sprinkler System: Full coverage wet system

Parking: Approximately 95 paved spaces

Lease Term: 4/6/2017 - 12/31/2022

Rental Income: \$240,000/ year NNN with 2% annual rent escalators



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