

# FOR SALE | CREATIVE OFFICE SPACE

75 YORK STREET, PORTLAND, ME 04101



## PROPERTY HIGHLIGHTS

- 8,273± SF highly visible downtown creative office building.
- Located just on the edge of the central business district with 16± on-site parking spaces.
- Adjacent to the property is 25 High Street, consisting of 63 residential condos and Hobson's Landing, Portland newest high-end condominium development.
- Excellent owner/occupier opportunity with 5,466± SF available!



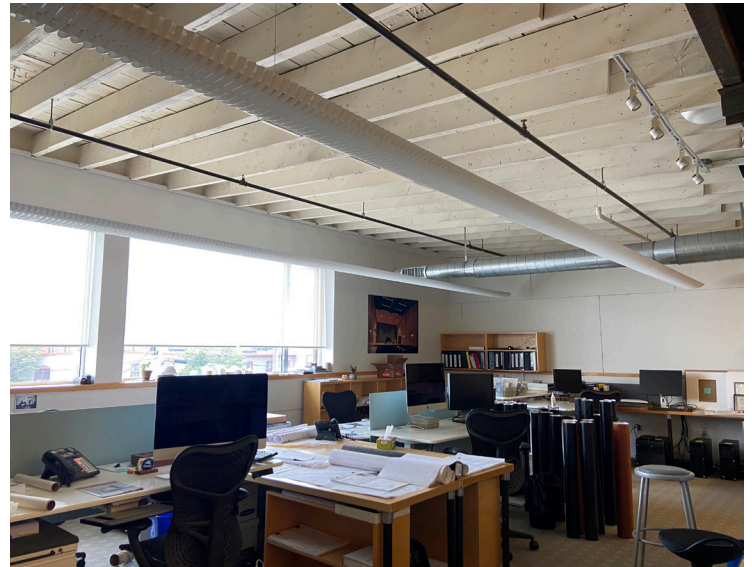
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## PROPERTY DETAILS

<b>OWNER</b>	75 York Street LLC
<b>BOOK/PAGE</b>	33066/089
<b>ASSESSORS REFERENCE</b>	40-C-26
<b>BUILDING SIZE</b>	8,271± SF
<b>AVAILABLE SPACE</b>	2,534-5,466± SF
<b>LAND AREA</b>	0.28± Acres
<b>YEAR BUILT</b>	1915, redeveloped in 2003
<b>HVAC</b>	Central gas fired HVAC
<b>SPRINKLER</b>	Yes, throughout
<b>STORIES</b>	Two (2)
<b>ZONING</b>	B-3 (Downtown Business)
<b>PARKING</b>	16± on-site parking spaces
<b>OPERATING EXPENSES</b>	\$6.41/SF
<b>SALE PRICE</b>	\$2,100,000

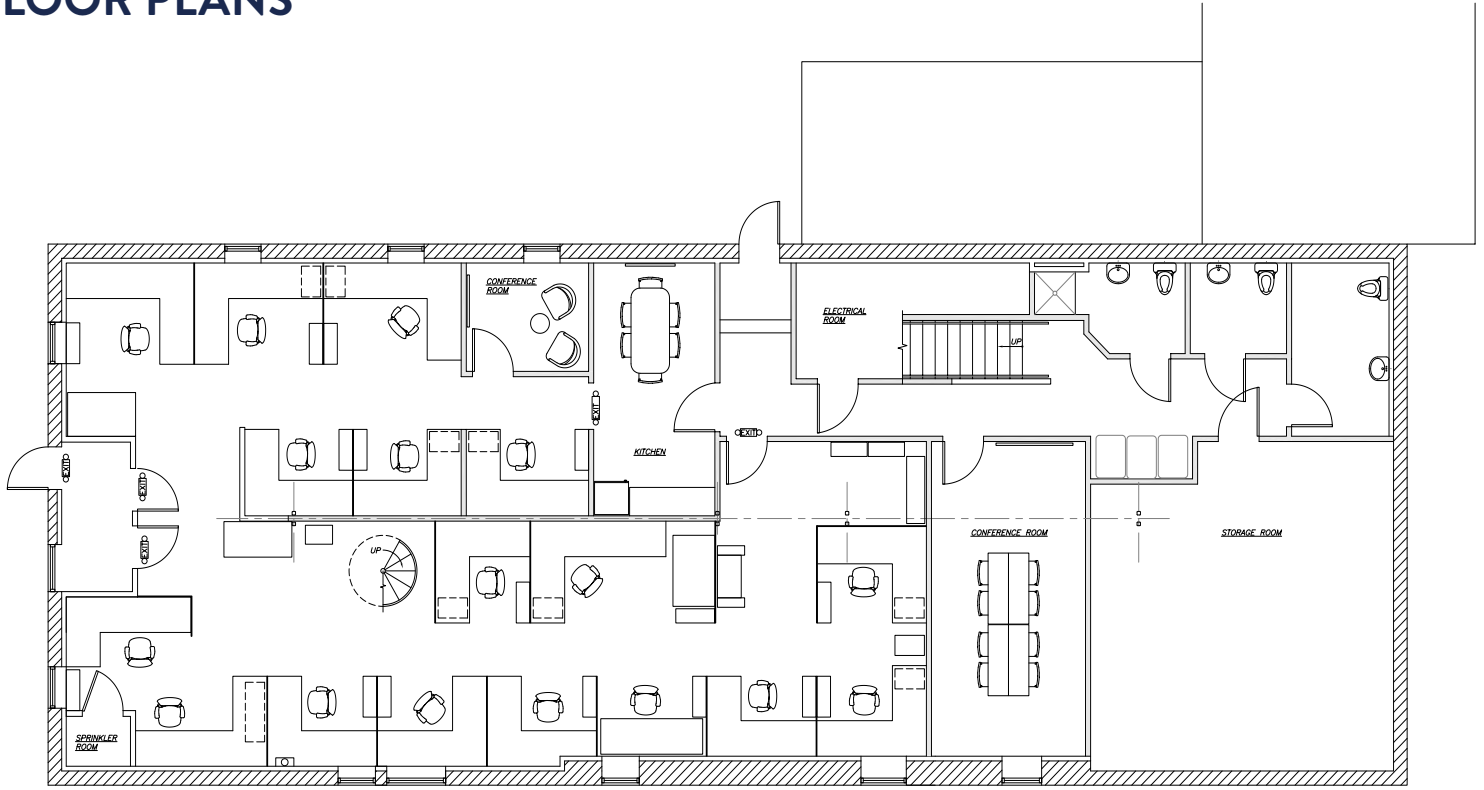


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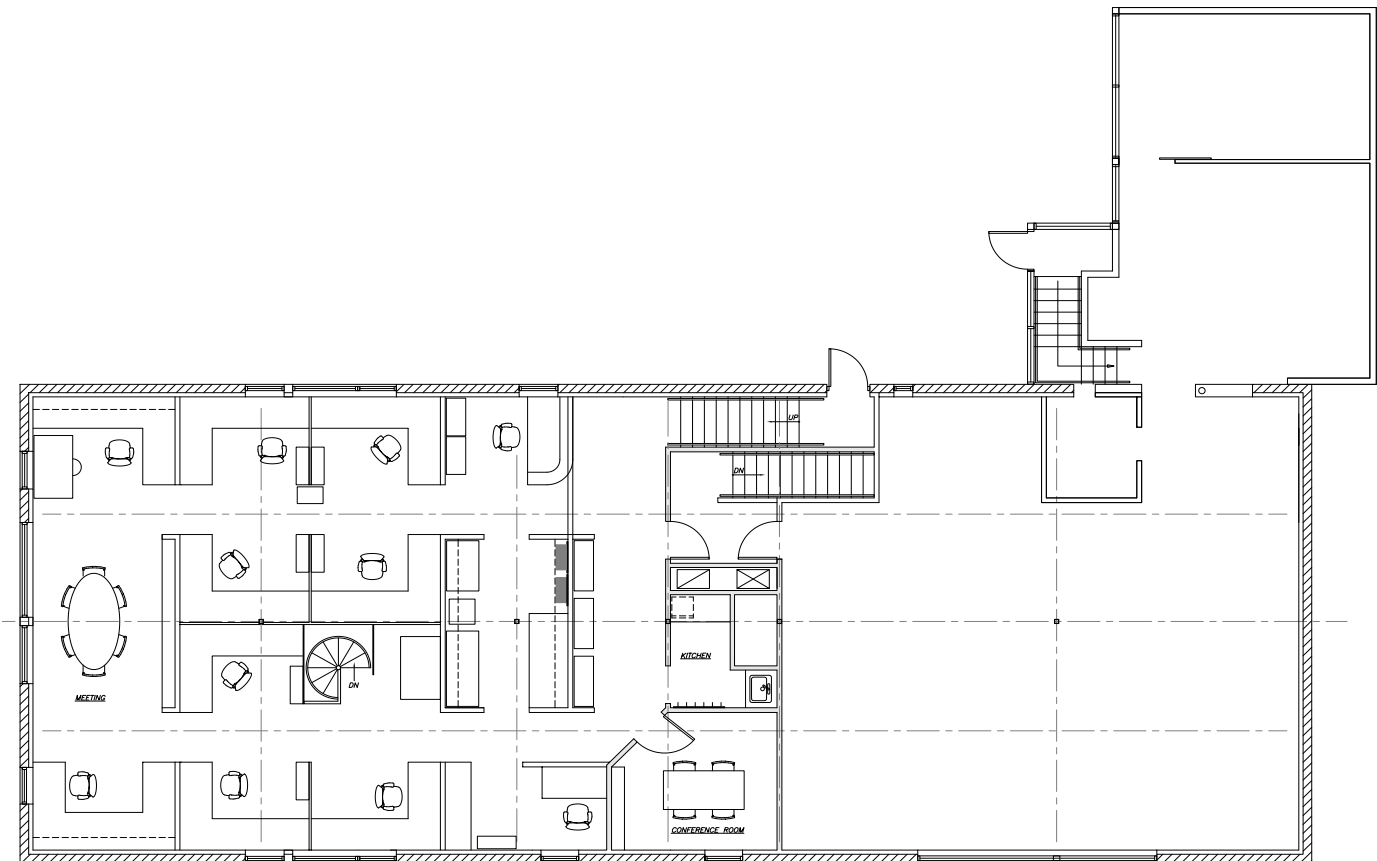
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## FLOOR PLANS



LOWER LEVEL FLOOR PLAN  
1/4"=1'-0"



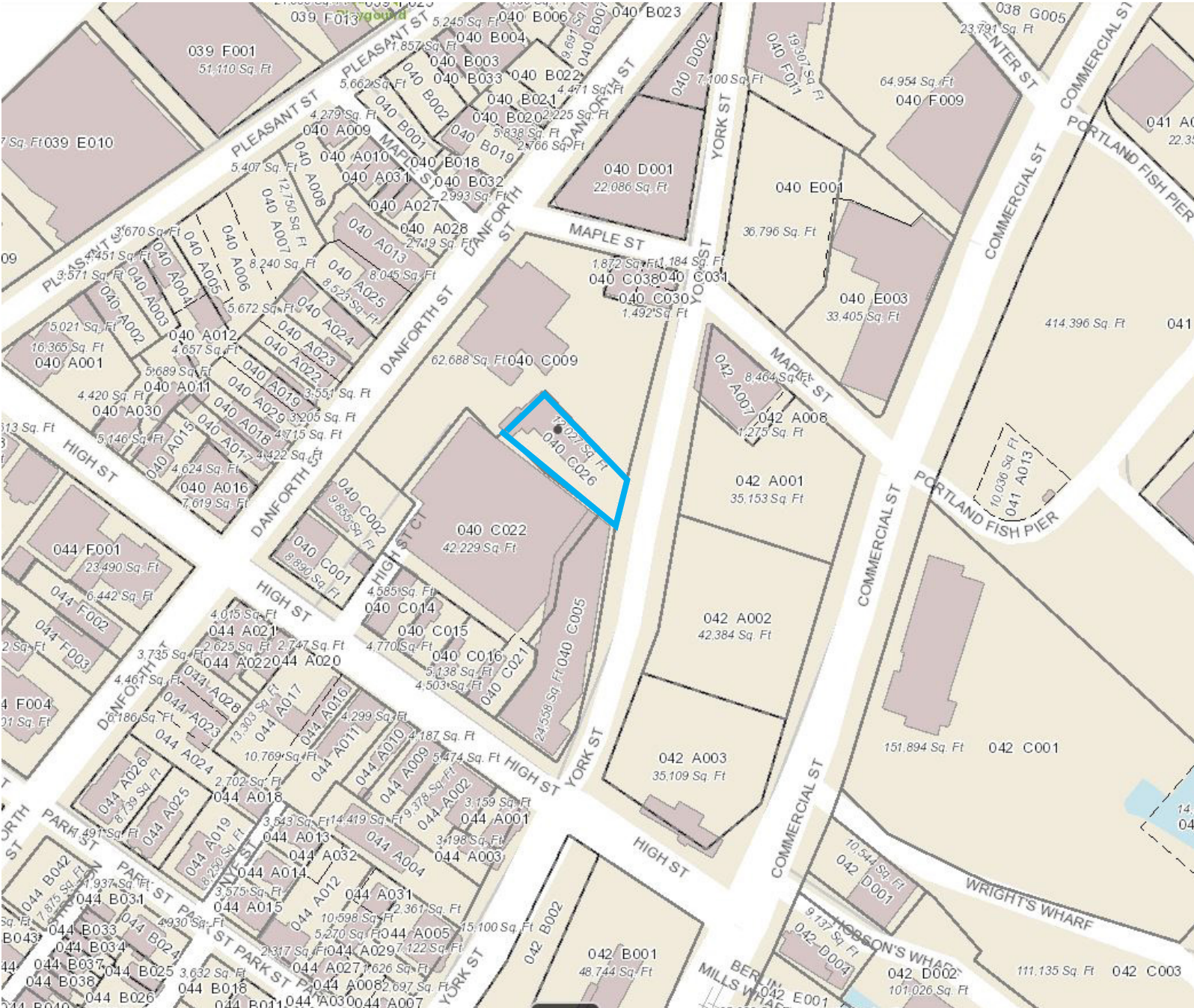
SECOND FLOOR PLAN  
1/4"=1'-0"

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## TAX MAP



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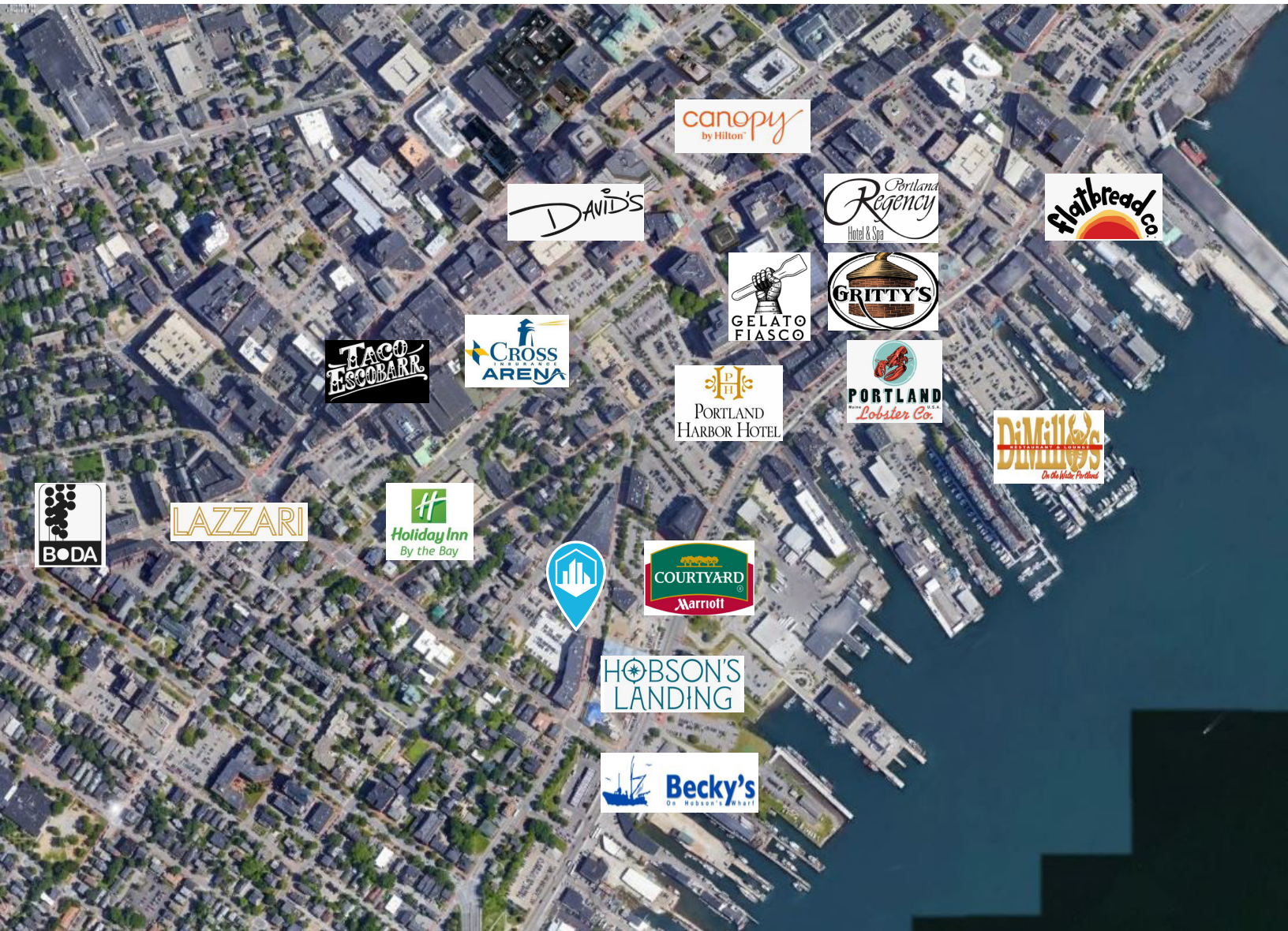


## OWNER/USER ANALYSIS

Purchase Price:	\$2,100,000
Down Payment (20%):	(\$420,000)
Loan Amount:	\$1,680,000
Financing Terms:	4% over 20 years
Monthly Debt Expense:	\$10,180
Annual Debt Expense:	(\$122,160)
Return on Equity (6%):	(\$25,200)
Total Annual Cost (NNN):	(\$147,360)
Seller Leaseback (2,805 SF):	\$18/sf NNN; \$50,490
Cost to Occupy Vacancy (5,466 SF):	(\$96,870)
<b>Annual NNN Expense/SF:</b>	<b>\$17.72/sf NNN</b>

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## CONTACT US



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