

Available for Sale

17 and 21 Grant Street - Portland, Maine
Offered at \$1,080,000

Property Highlights

Two side by side 6-unit buildings with parking for 9 cars. NOI \$88,000/yr. Very clean and well maintained. All smoke/CO2 detectors replaced. Cleanest basements in Portland. Shared coin-op laundry room in 21 Grant Street basement.

Property Details

MLS #: 1242475

Number of Units: 12

Lot Size: .218 Acres

Living Area: 11,000 Sq. ft.

MBLU: 36//14

Utilities: Oil, Natural Gas

Taxes: \$13,354

Insurance: \$4,877

Income & Expenses

Gross Income: \$145,038 (2% vacancy)

Expenses: \$39,539

Repairs/Reserves: \$7,252

Management %: \$10,153 (7%)

Net Operation Income: \$88,094

Cap Rate = 8.2%



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