

596 Main Street

Prime location on Main St. in Westbrook

PROPERTY FOR SALE

4,800 SF Office building located at busy Main Street intersection in the downtown Westbrook area.

Offered at
\$575,000

For more information contact:
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PROPERTY SUMMARY

ADDRESS: 596 Main Street
City of Westbrook,
Cumberland County, Maine

GENERAL DESCRIPTION: 596 Main Street is located at the prime intersection of Main Street and Westbrook Arterial in downtown Westbrook. The building was originally built as an elementary school in the late 1800's, but was completely gutted and renovated in 2002. A daycare center has leased the building until October 2010.

BUILDING DESCRIPTION: The brick building was built in two stages. The oldest section dates from 1883; the newer portion was completed by 1895. A poured concrete floor is in the basement of the newer section. The building contains approximately 4800 sf, with updated HVAC, windows and roof systems.

INTERIOR: The interior is comprised of stud-framed demising walls; flooring is a mixture of VCT tile and carpet. The ceiling is primarily an acoustical tile grid system with recessed lighting. The restrooms have been adapted for current tenant use.

ASSESSED VALUE: \$ 554,300 **TAX MAP/LOT:** Map 033, lot 001

REAL ESTATE TAXES: \$ 8,552.85

BOOK/PAGE: Cumberland County Registry of Deeds Book 17143, Page 324.

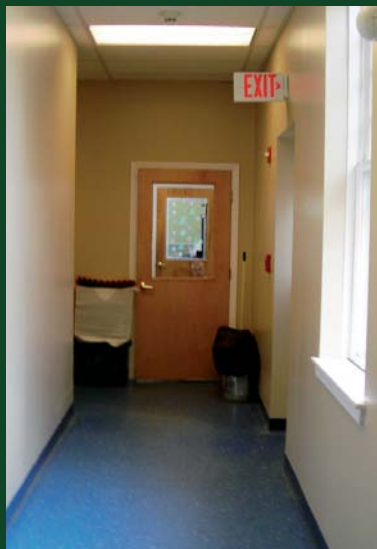
ZONING: City Center District with Village Review Zone overlay.
See broker for details.

INCOME: Year 1: \$43,050 Year 2: \$47,365

PARKING: Parking is available on-site in common with the adjacent owner.

LAND AREA: Approximately .79 acres

UTILITIES: The site is serviced by public electricity, gas, water, & sewer.



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