

**FOR SALE | PROFESSIONAL OFFICE CONDO**  
**75 WASHINGTON AVENUE - PORTLAND, MAINE**



**30,000± SF OFFICE CONDOMINIUM**  
**IN PORTLAND'S VIBRANT**  
**EAST BAYSIDE NEIGHBORHOOD**

- Nissen Building Condo (Units 3A and 3B)
- Entire 3rd floor with exposed beams/ceilings and contemporary decor
- On-site parking (43 spaces) with additional on-street parking
- Expansive Portland skyline views from many of the offices

**SALE PRICE: \$5,495,000**



**ANDREW INGALLS, BROKER**  
207.358-7024 direct  
207.553-7035 direct fax  
andrew@malonecb.com

**MALONE COMMERCIAL BROKERS**  
5 Moulton Street • Suite 3  
Portland, ME 04101  
207.772.2422 main  
www.malonecb.com

# PROPERTY SUMMARY

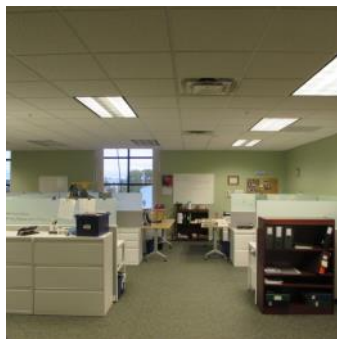
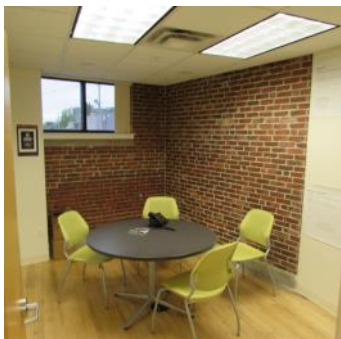
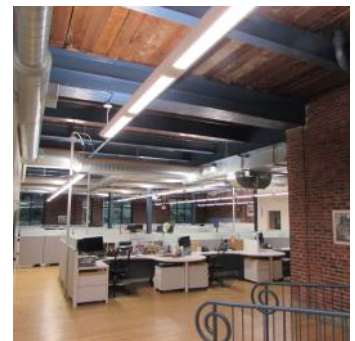
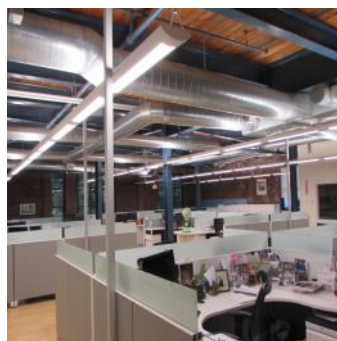
75 WASHINGTON AVE - PORTLAND, ME



## GENERAL PROPERTY INFORMATION

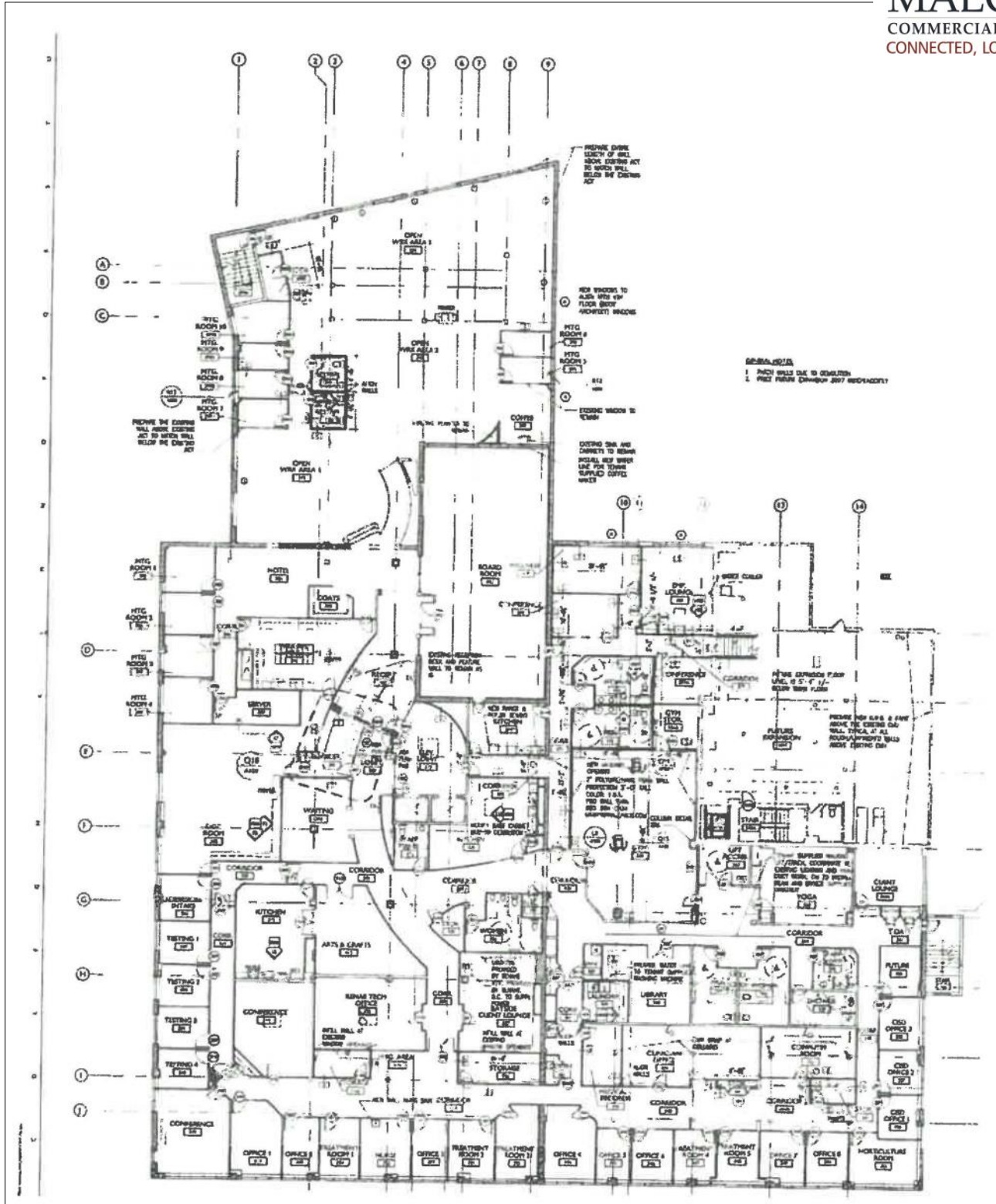
<b>CONDO SIZE:</b>	30,000± SF—entire 3rd floor
<b>UNITS:</b>	Nissen Building Condo Units 3A and 3B
<b>ZONING:</b>	B4
<b>CONSTRUCTION:</b>	Brick exterior; concrete foundation; membrane roof
<b>DEED:</b>	Cumberland County Registry Book 31406, Page 214
<b>ASSESSED VALUE:</b>	Condo \$1,955,200; Land: \$488,800; Total: \$2,444,000
<b>TAXES:</b>	Estimated \$54,941
<b>WATER/SEWER:</b>	Municipal
<b>RESTROOMS:</b>	Six (6) ADA compliant
<b>SIGNAGE:</b>	Top of building and on various building mounted directories
<b>PARKING:</b>	43 spaces with additional parking on-street
<b>CONDO FEE:</b>	\$2.28 SF (\$68,400)

**SALE PRICE: \$5,495,000**



# CURRENT 3RD FLOOR PLAN

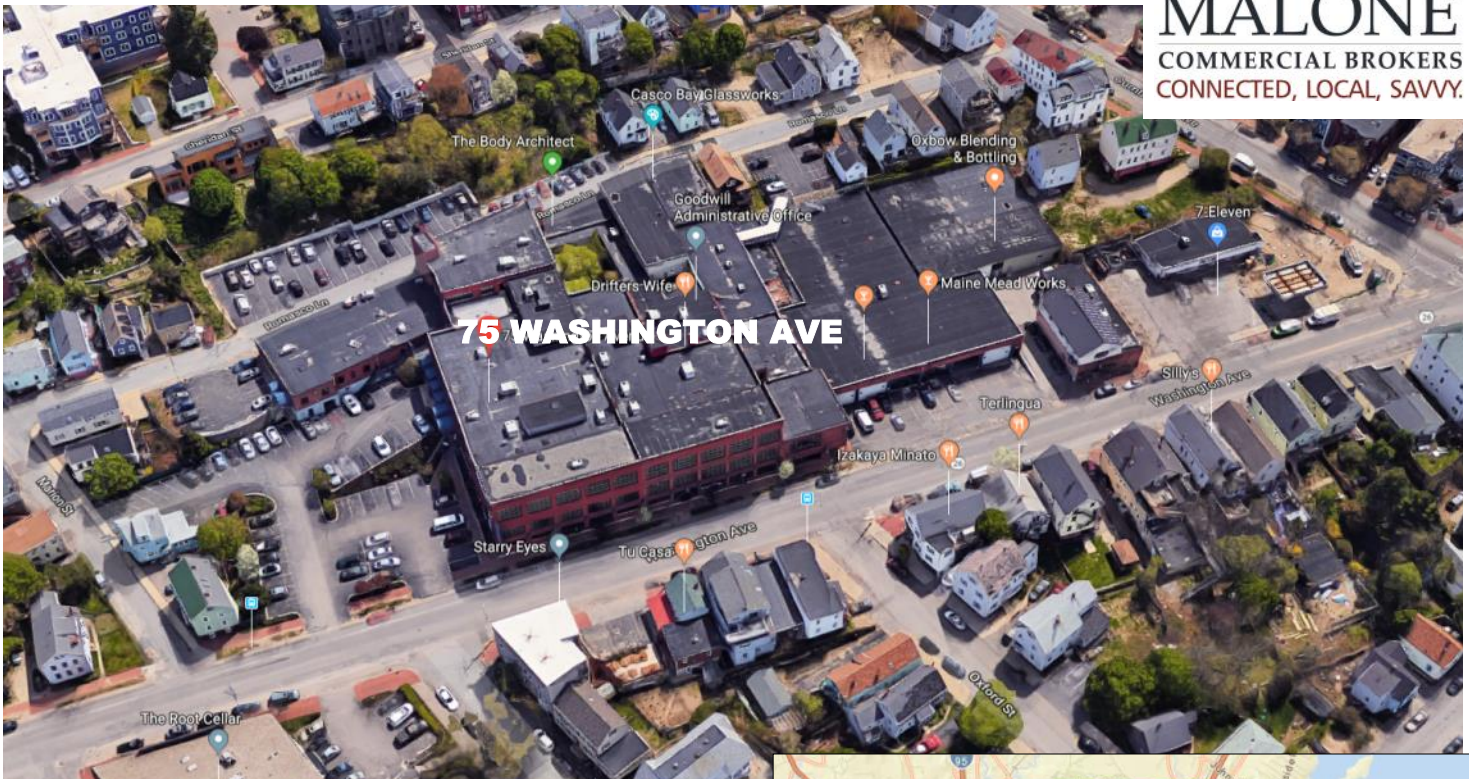
## 75 WASHINGTON AVE - PORTLAND, ME



This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property. 10-15.2018

# FOR SALE | PROFESSIONAL OFFICE CONDO

## 75 WASHINGTON AVENUE - PORTLAND, MAINE



### AREA STATISTICS - 2018

RADIUS:	1 mile	3 miles	5 miles
Total Population	13,394	71,449	113,823
Total Households	6,479	33,728	50,774
Avg. Household Income	\$54,310	\$72,085	\$77,711
Total Businesses	2,329	4,739	7,240
Total Employees	31,325	68,478	111,928

Copyright 2018 Infogroup, Inc. ESRI ; 2018 Kalibrate Technologies



**ANDREW INGALLS, BROKER**  
 207.358-7024 direct  
 207.553-7035 direct fax  
 andrew@malonecb.com

**MALONE COMMERCIAL BROKERS**  
 5 Moulton Street • Suite 3  
 Portland, ME 04101  
 207.772.2422 main  
 www.malonecb.com

PROPERTY DISCLOSURE ADDENDUM  
(Non-Residential Properties)

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

REAL ESTATE: 75 Washington Ave, Third Floor, Portland, ME  
SELLER: Goodwill Industries of Northern New England

To the best of Seller's knowledge (check one):

- No underground storage facility for the storage of oil or petroleum products exists on the premises.
- An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561. et seq. State of Maine Registration No. \_\_\_\_\_ . The underground facility \_\_\_\_\_ has \_\_\_\_\_ has not been abandoned in place.

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the above-referenced Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

None

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

Material defects pertaining to the physical condition of the property:

None

(attach additional sheets as necessary)

The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date.

Date: 9-17-2018

Seller: [Signature]

Seller: Shawn L. Evans

GOODWILL NNE

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum prior to the preparation of an offer to purchase the Real Estate.

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Buyer: \_\_\_\_\_



Maine Association of REALTORS® Copyright © 2015.  
All Rights Reserved. Revised 2015.

Malone Commercial Brokers, 5 Monitor Street, Portland, ME 04101  
Phone: (207) 772-2422 Fax: \_\_\_\_\_ Mark Malone

Produced with zipForm® by zipLogic 16370 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogic.com](http://www.ziplogic.com)

