



# Fast Pak

## 251 Woodford Street, Portland



### Historical Building with Versatile Uses

\$530,000

Summary: This historical gem was originally constructed in 1850 as two townhouses. A comprehensive historical rehab was completed in 2007. Currently fully rented as office space. The B1 zone offers a wide variety of uses, including B&B, daycare, restaurant, and or professional offices. The location is also private enough to be used as one or two single family residences. The possibilities are endless.

**Directions:** Located on Woodford Street between Forest Avenue and Stevens

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## Property Location:

### Property Information

<b>Gross Living Area</b>	4176	<b>Year Built</b>	1850
<b>Lot Size</b>	22161 SF	<b>Parking</b>	12 plus
<b>Book &amp; Page</b>	17194/218	<b>Zoning</b>	B1/R5
<b>Map &amp; Lot</b>	123-L-5-7		

### Property Income

Unit	Offices/Baths	Current Rents/month	Deposit	Lease Ends	Market Rents/month
Unit 1	10/4	\$4,700		9/30/2012	\$5,000
Unit 2					
Unit 3					
Unit 4					
<b>Totals</b>		\$4,700			\$5,000

### Property Expenses

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Unit 3	Unit 4
<b>Payment Responsibility: S=Seller T=Tenant</b>					
Taxes	\$7,314	L			
Insurance	\$2,000	L			
Water/Sewer	\$240	L			
Electricity		T			
Hot Water					
Hot Water Rentals		T			
Heating Oil					
NG ranges					
Garbage		T			
Maintenance	\$1,500	L/T			
Management					
Plowing/Lawn	\$2,000	L			
Laundry Machines**					
Other Expenses					
<b>Totals</b>	\$13,054				

### Summary

<b>Current Income</b>	\$56,400	<b>Market Income</b>	\$60,000
Expenses	\$13,054	Expenses	\$13,054
<b>Net Operating Income</b>	\$43,346	<b>Net Operating Income</b>	\$46,946

### Notes

**KEY: S = Paid by Seller T = Paid by Tenant TAW = Tenant at Will**

The information above has been obtained from sources believed reliable. Neither Sullivan Mutli Family Realty nor the seller makes any representations or warranties as to the accuracy of the enclosed information.

**Showing Notes:**

This Historical Gem was originally constructed in 1850 as two townhouses. A comprehensive historical rehab was completed in 2007 preserving the historical charm of the wood floors, coffered ceilings, glass French doors, ornately tiled fireplaces, unique radiators, coined trim and the wrap around front porch.

Currently fully rented to Bank of America as commercial office space. This building however offers the new owner numerous possibilities. The B1 zoning allows for office spaces, daycare centers, Bed and Breakfast, Lodging House and restaurants (w/ restrictions see zoning). The potential of this highly visible property are limited only by imagination. Another strong possibility is turning this Gem back into a single family home(s). This half acre parcel combined with the historical charm in almost every room makes this a home that would rival any in the neighborhood.

Investors can enjoy the options of having a desirable rental that can be easily split into two halves or individual offices. The owner user could live in a portion of the building and have office space and or rent out office space, have a Bed and Breakfast, Day Care, etc.



<b>BASEMENT</b>	<b>ATTIC (IF APPLICABLE)</b>
<ul style="list-style-type: none"> <li>• Split basements</li> <li>• 2 oil steam boilers, one new as of 2010</li> <li>• Complete electrical upgrade</li> <li>• Cat 5 and phone system</li> </ul>	<ul style="list-style-type: none"> <li>• Unfinished potential</li> <li>• Back Bay and City views</li> </ul>

<b>UTILITIES</b>	<b>OTHER NOTABLE FEATURES</b>
<ul style="list-style-type: none"> <li>• Completely upgraded in 2007</li> </ul>	<ul style="list-style-type: none"> <li>• Separate Buildable Parcel of 17003 sf available (rear of building)</li> <li>• \$65,000 asking price</li> </ul>