



BROAD COVE
COLLECTIVE
COMMERCIAL REAL ESTATE

FOR SALE



106-108 Cumberland Avenue

Broad Cove Collective is pleased to offer for sale a rare fully renovated four-unit apartment/condo building with the adjacent lot in Portland, Maine. The building and lot combination represents a unique offering-no rents recorded with the City of Portland and parking for each unit. Both the building and the lot are ideally positioned at the intersection of Cumberland Avenue and the start of Washington Avenue. This offering provides an opportunity to own an anchor property at the heart of the revitalized Washington Avenue Corridor.

SALE PRICE
\$2,500,000



CONTACT: BROAD COVE COLLECTIVE



Greg Perry

Designated Broker

greg@broadcovecollective.com

207-838-8146

207-766-2170

info@broadcovecollective.com



www.broadcovecollective.com



106 CUMBERLAND AVE
PROPERTY INFORMATION

108 CUMBERLAND AVE
LOT

OWNER

JDS Properties, LLC

BUILDING SIZE

4,800+/-SF

LOTSIZE

.0677+/- acres

FLOOR PLATE

1,200+/- Square Feet

YEAR BUILT

1902

ASSESSOR

Book 39542 Page 248

ZONING

B2B

UTILITIES

Public Water & Sewer

HEAT/AC

Natural Gas- Heat Pumps

FOUNDATION

Full Basement

PARKING

One per Unit

.19+/- acres
Book 39674 Page 144

Zoning:
B2B



All four units are 1,200+/- square feet and include two bedroom-two bath layouts. Features include unique, expansive views of Portland and Back Bay, private decks, walk-in master showers, in-unit washer/dryers, all new heating and A/C systems, new appliances and fixtures.

Current Status- The building just received its certificate of occupancy after an extensive renovation and is currently on record as a four unit apartment building. To provide flexibility to prospective buyers, condo documents are being drafted and should be complete by November 1.

Contact the Greg Perry for additional information.

Contact Broker for Financials

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"AN INTERCONTINENTAL BUFFET"- DOWNEAST MAGAZINE



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The “East End” has an estimated population of 5,000 people. The well-known section of Portland has retained its rich history and character while infusing an energetic modern influence that has fostered a prideful community & neighborhood with highlights including the Eastern Promenade, walking paths, panoramic views of Casco Bay, off-leash dog parks, beaches, and a locally-owned coffee shops on every corner...



PORTLAND DEMOGRAPHIC SNAPSHOT

68,700



Population

*Source: Main Street Reports

2.66



Avg Household Size

\$83,399



Median Household Income

37.7



Median Age

2.4%



Unemployment

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.

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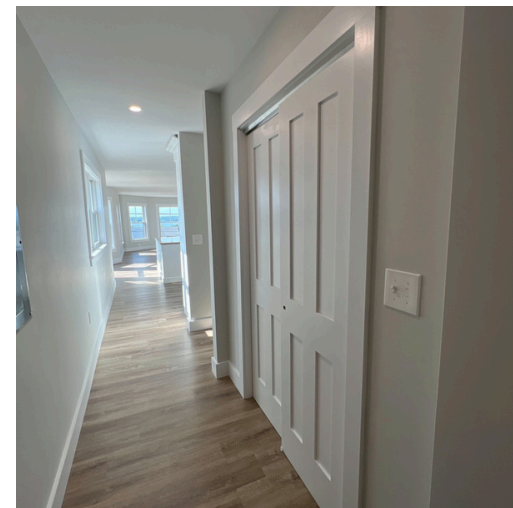
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