

FOR SALE



PROFESSIONAL OFFICE BUILDING
27 NORTHPORT DRIVE, PORTLAND, ME 04101





PROPERTY HIGHLIGHTS

- 32,532± SF, three-story freestanding professional office building being sold vacant.
- Part of Northport Business Park Condominium.
- Two, three-stop elevators (fully replaced in 2023).
- Fully furnished office, furniture may be included in the sale or removed prior to closing.
- Parking in-common with other business park buildings at roughly a 5/1,000 SF ratio.
- **Sale Price: \$4,995,000 (\$153/SF)**



PROPERTY HIGHLIGHTS

OWNER	Martin's Point Health Care Inc.
REGISTRY OF DEEDS	28107/319
ASSESSOR'S REFERENCE	Map 401 Block A, Lot 005
NO. OF BUILDINGS	One (1), three (3) stories
BUILDING SIZE	1st Floor: 10,000± SF 2nd Floor: 11,266± SF 3rd Floor: <u>11,266± SF</u> 32,532± SF
ZONING	B2 - Community Business
YEAR BUILT	1986, 2011 renovation
CONSTRUCTION	Glass & Brick Masonry
HEAT	Rooftop gas-fired units
UTILITIES	Natural gas, public water/sewer
PARKING	In-Common with business park buildings Ratio: 5/1,000 SF
REAL ESTATE TAXES	\$78,792.37



PHOTOS



PHOTOS

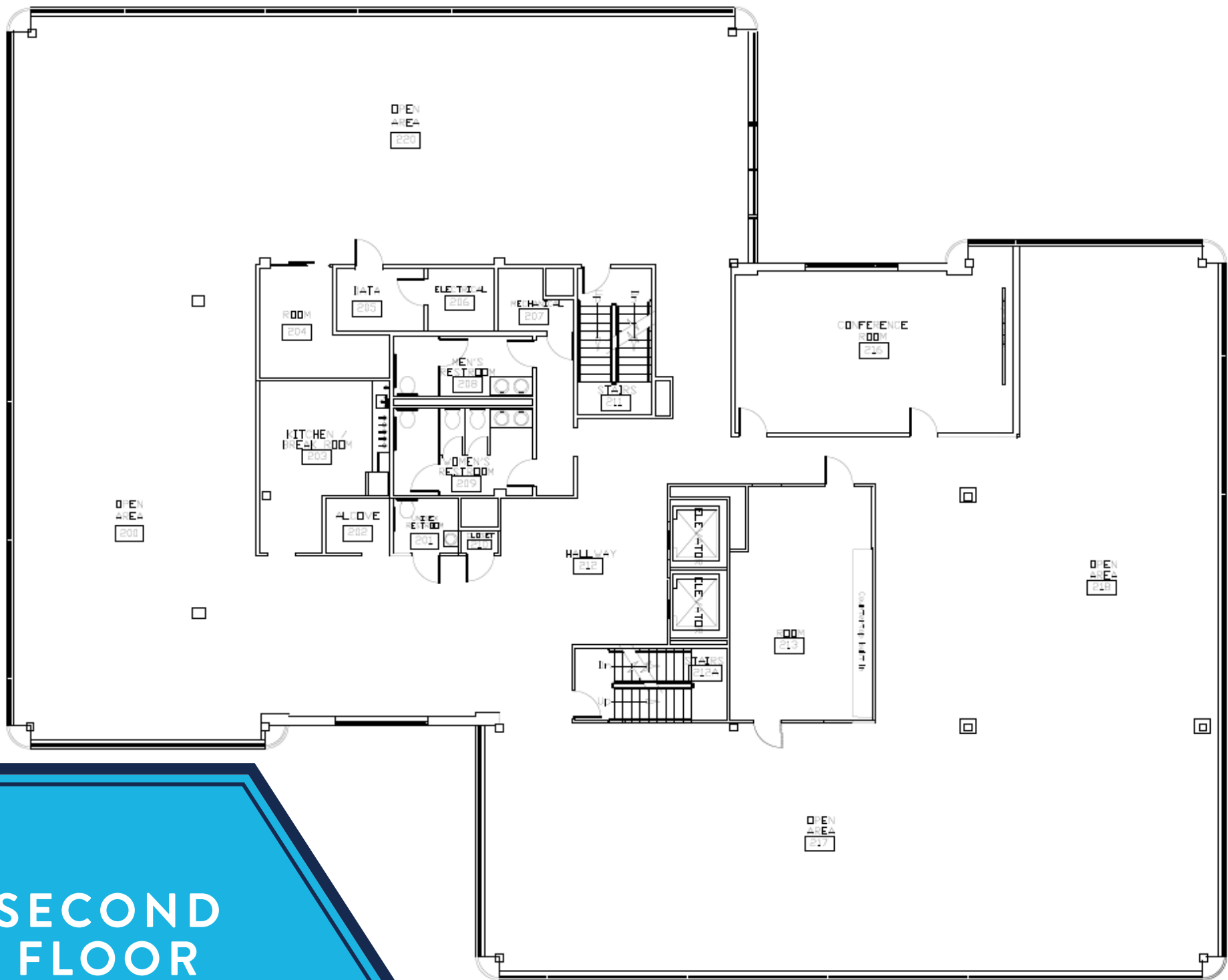


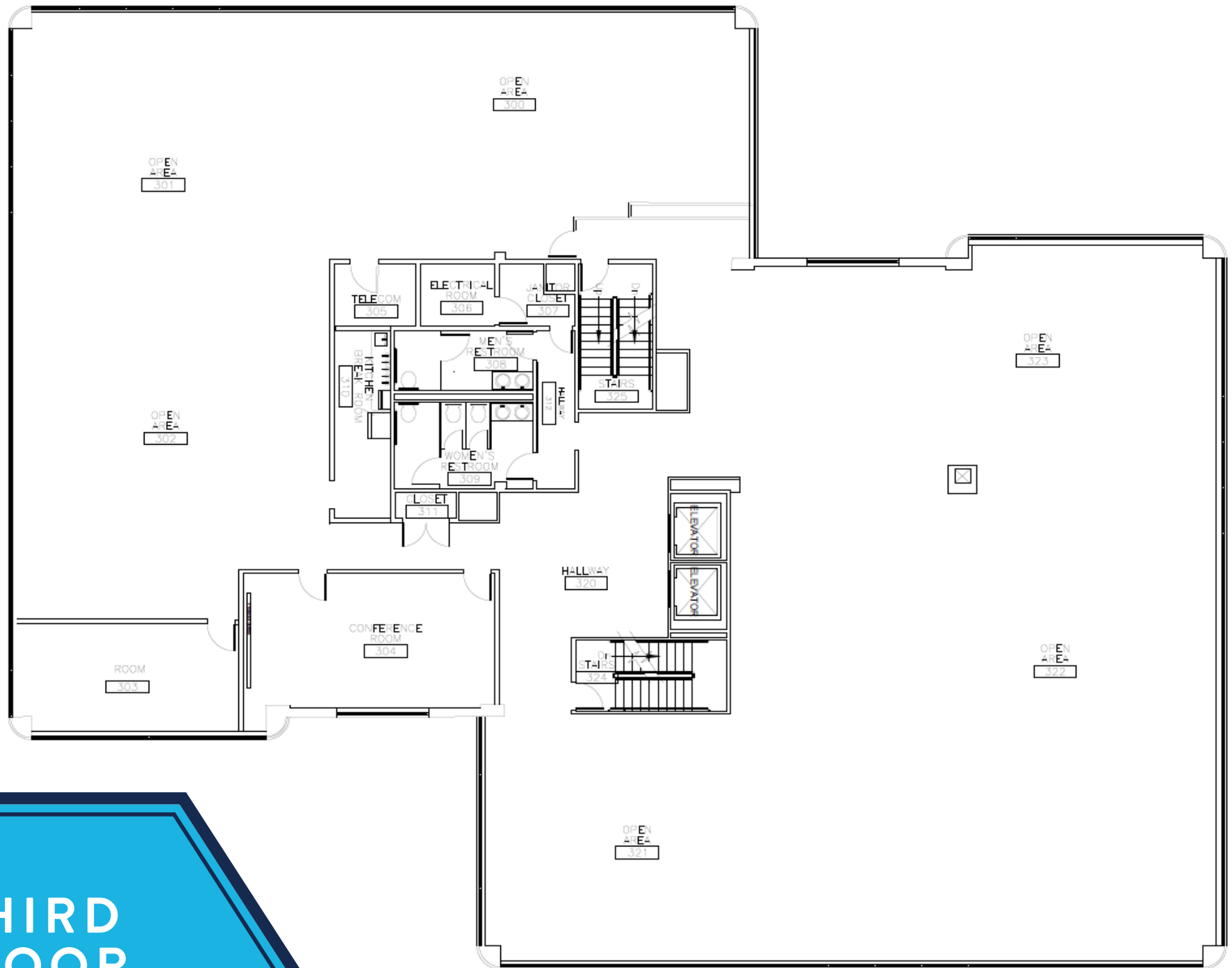


AERIAL
VIEW



SECOND FLOOR





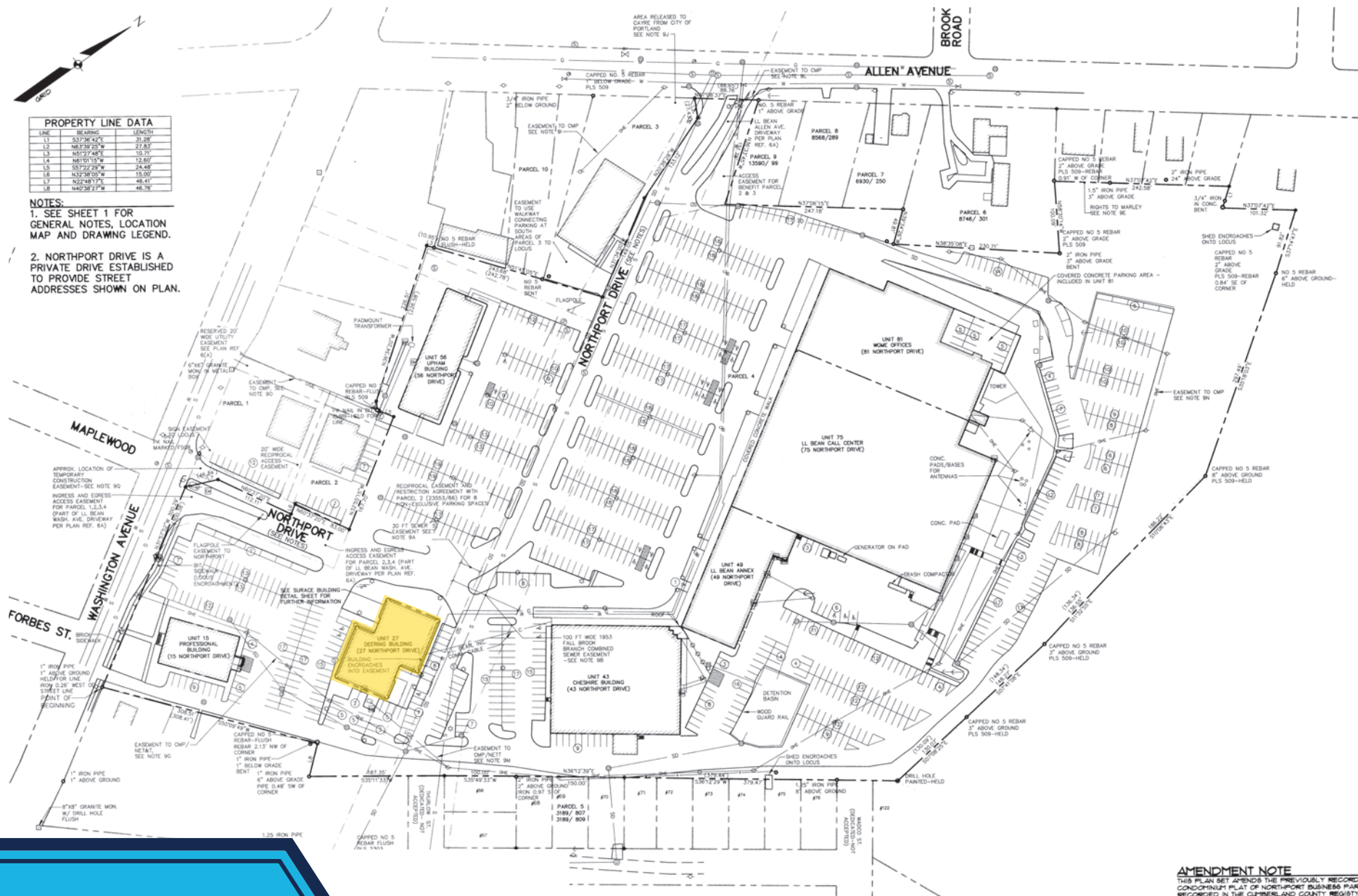
THIRD
FLOOR



PROPERTY LINE DATA		
LINE	BEARING	LENGTH
L1	S37°36'43"E	31.28'
L2	N63°29'23"W	27.85'
L3	N51°27'48"E	10.73'
L4	N61°07'13"W	12.80'
L5	S57°12'27"W	24.48'
L6	N32°38'03"W	15.00'
L7	N42°48'17"E	46.41'
L8	N42°28'23"W	46.78'

NOTES:
1. SEE SHEET 1 FOR GENERAL NOTES, LOCATION MAP AND DRAWING LEGEND.

2. NORTHPORT DRIVE IS A PRIVATE DRIVE ESTABLISHED TO PROVIDE STREET ADDRESSES SHOWN ON PLAN.



AMENDMENT NOTE
THIS PLAN SET AMENDS THE PREVIOUSLY RECORDED CONDOMINIUM PLAT OF NORTHPORT BUSINESS PLANK RECORDED IN THE CLUMBERLAND COUNTY REGISTRY

SITE SURVEY

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PORTLAND, ME 04101



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