



**CARDENTE**  
 REAL ESTATE  
 Commercial / Investment Brokerage

For Sale/ Lease

535 Ocean Avenue • Portland, Maine

**HIGH END MEDICAL OFFICE/OFFICE CONDO IN PORTLAND**



**3,045 +/-SF OFFICE CONDOMINIUM FULLY EQUIPPED FOR MEDICAL PRACTICES**

Cardente Real Estate is pleased to offer for sale this 3,045 +/- square foot medical office / office condominium located at 535 Ocean Avenue in Portland, Maine. Completely renovated over the last several years, this unit offers a large open waiting room adjacent to large reception with built-ins & glass slider, nine exam rooms with plumbing, six private offices, a full kitchen, bathrooms (including handicap accessible bathroom), and high end finishes throughout. Other amenities include speciality flooring, wired WiFi hot spots and speakers in ceiling, ample onsite parking, deeded elevator access from adjacent structure, and potential to add an elevator within room built originally for an elevator shaft. This is a must see for any medical office looking for a turnkey set up, all general businesses owner occupants, and investors. Condo is also available for lease.



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 matt@cardente.com

Matthew Cardente  
 Designated Broker / Partner



322 FORE STREET • PORTLAND, MAINE

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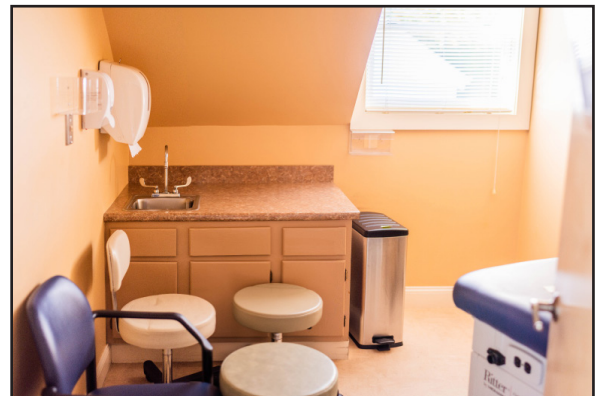
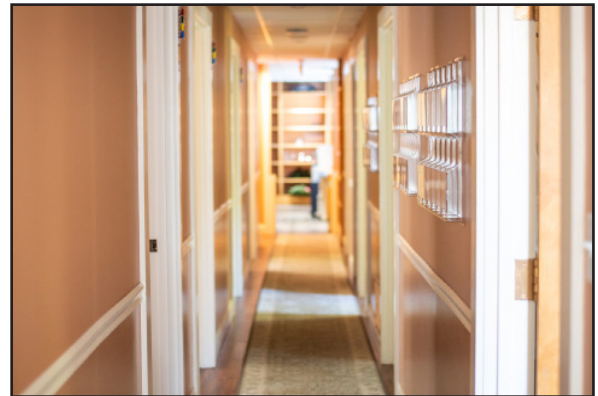
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535 Ocean Avenue • Portland, Maine

## Property Details

Property Address: 535 Ocean Avenue, Portland, Maine  
 Landlord: Stone Coast Holdings, LLC  
 Property Type: Medical Office / Office Condo  
 Total Buildings: One (1)  
 Total Stories: Two (2)  
 Building Size: 7,281 +/- SF (Total building)  
 Year Built: 1987  
 Renovated: Extensively over the last 8 years.  
 \$100,000 in interior improvements.  
 Lot Size: 0.99 +/- Acres  
 Parking: On site  
 Zoning: B-1 (Neighborhood Business)  
 Construction: Wood Frame  
 HVAC: Central HVAC  
 Electric: 200 AMP  
 Telecommunications: Wired Cat5e integrated systems with  
 Wifi hot spots & speakers in ceilings.  
 Signage: Highly visible on pylon at Ocean Avenue  
 Entrance.  
 Map & Lot: Map: 163 Block: E Lot: 3-5  
 Deed: Book: 26510 Page: 255



## Sale / Lease Details

Unit: Unit #5  
 Square Footage: 3,045 +/- SF  
 Interior Layout: Medical/professional office including two entrances, six exam rooms (plumbed), kitchen, bathrooms, large waiting room, reception with built-ins, and storage.  
 Assessed Value: Building: \$337,900  
 Land: \$37,500  
 Total: \$375,400  
 Real Estate Taxes (2020): \$8,750.57  
**Sale Price: \$350,000**  
 Lease Rate: \$18 +/- PSF (Annual)  
 Condo Fees: Estimated \$820.00 Per Month (includes; plowing, grounds cleanup, building repair, book-keeping, fire alarm security, common space cleaning, parking lot lighting.)

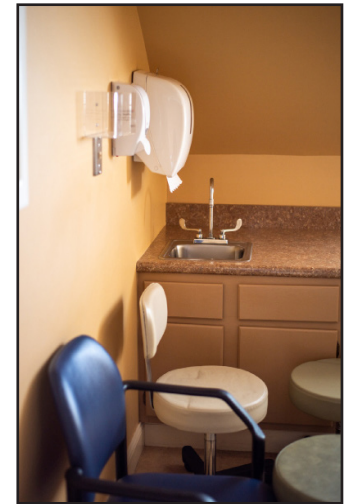
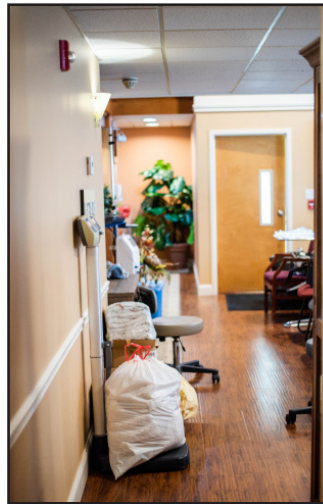


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**Photography**



**Aerial of 535 Ocean Avenue**



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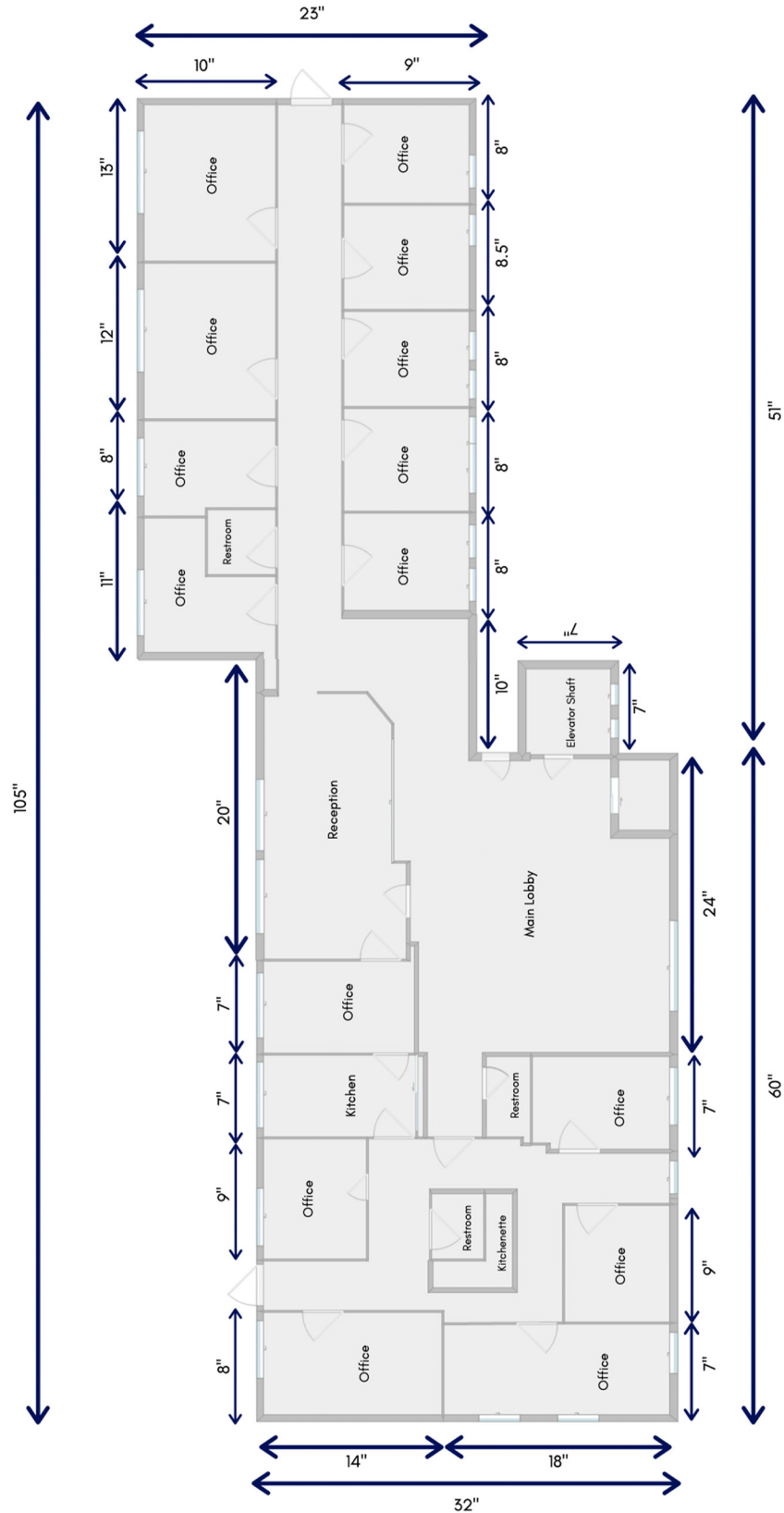
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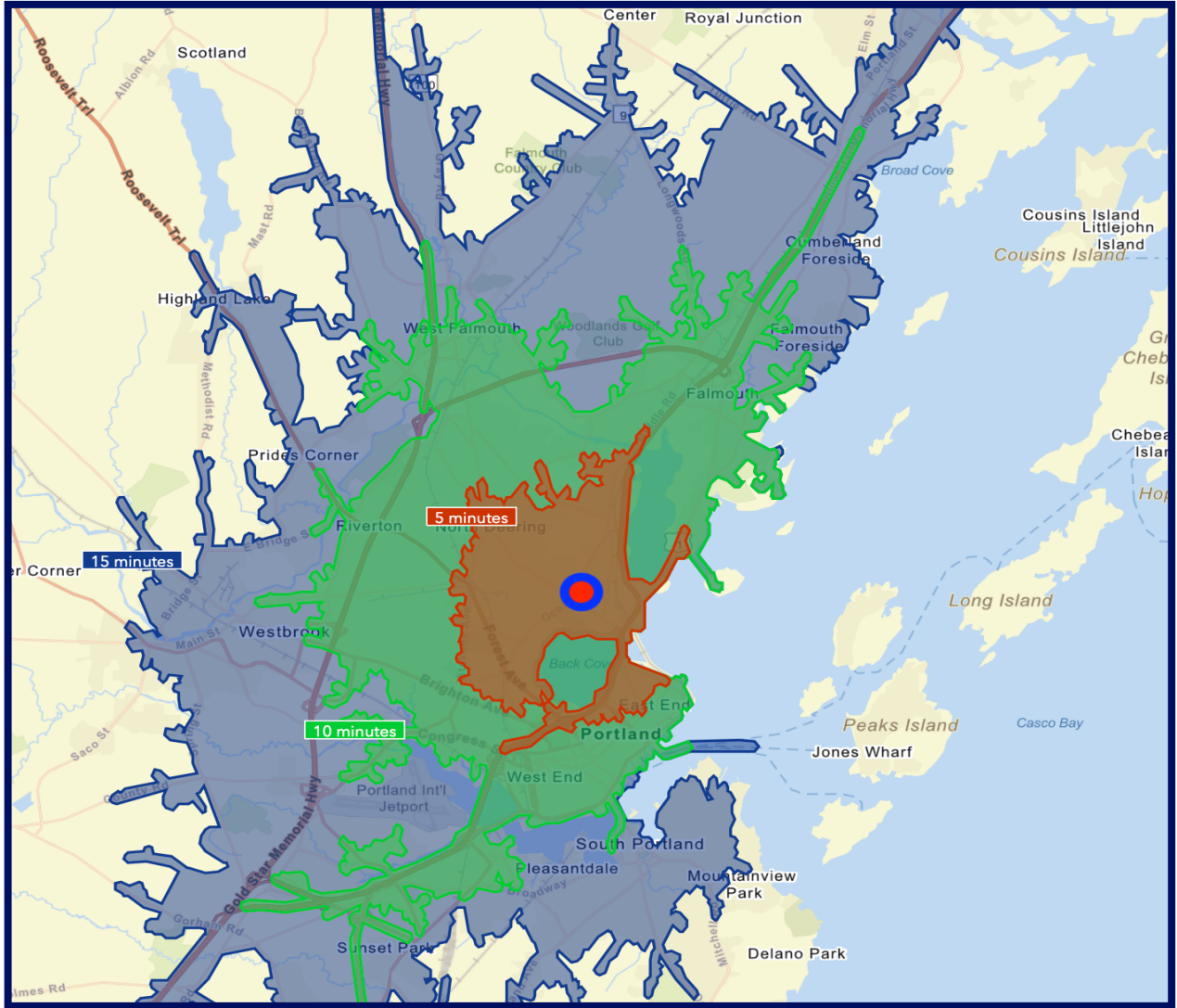




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**Drive Time Map Based 5, 10, & 15 Minutes From Site**



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