

Downtown Rumford Mixed Use Building



68 Congress Street—Rumford, Maine

Property Highlights

- Convenient Downtown Location
- Ample On Street Parking
- Within Walking Distance of Town Hall
- Close Proximity to All Major Arteries
- Ideal for Retail or Office
- Credit Tenants in Place
- Exceptional Accessibility
- Highly Visible Location

For more information,
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Commercial & Residential Real Estate Sales—Leasing—Development—Investment—Acquisition

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68 Congress Street is a single story 11,000+/- sf mixed use brick building conveniently located in the heart of downtown Rumford just minutes from Town Hall and all area amenities. The property currently has two retail/office spaces available for lease and is also available for sale. Current tenants at this property include American Home Patient, Inc., River Valley Grill, and Jarato's Screen Printing & Design. This property offers a convenient & desirable downtown location with excellent accessibility, unsurpassed visibility, and close proximity to all of downtown area amenities including Town Hall. Attractive brick building with plenty of retail visibility & wide open space ready to occupy immediately. This offering is an excellent opportunity for an owner/user or investor to secure a quality building with stable rental history.

Property Details

Property Address:	68-72 Congress Street Rumford, Maine
Owner:	Peter & Elizabeth Hatzis
Building Size:	11,000+/- sf
Acreage:	.33+/- acres
Location:	Corner of Exchange & Congress Streets
Age of Buildings:	1928
Construction:	Brick
No. of Floors:	One (1) with basement level
Map/Lot:	Map 117, Lot 279
Electricity:	100 Amp
Book/Page:	Book 3538, Page 231
HVAC:	FHA Oil—no air conditioning
Water & Sewer:	Public
Real Estate Taxes:	\$ 4,749.78 (2006/2007)
Assessed Value:	Building: \$ 240,292.00 Land: <u>27,000.00</u> TOTAL: \$ 267,292.00

Leasing Details

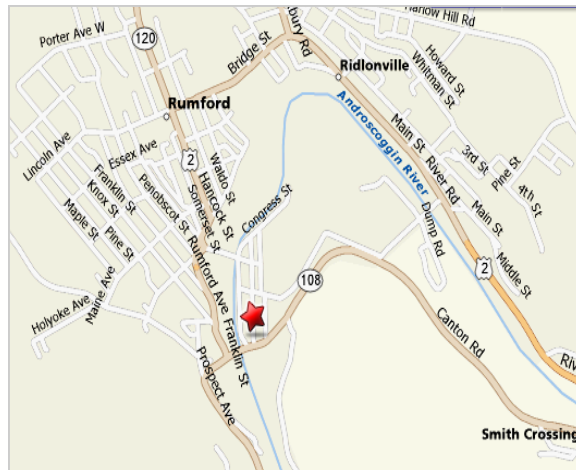
Available Space:	Retail/Office: 3,680+/- sf & 1,680+/- sf
Layout:	First floor retail/office space. Both have private bathrooms and large display windows.
Lease Rate:	\$ 4.00-\$6.00/sf Modified Gross (Negotiable depending on lease structure)
Tenant Pays:	Separately metered utilities & janitorial
Availability:	Immediate

Sale Details

Sale Price:	Priced to Sell at \$ 475,000	
CURRENT TENANTS:	RENT PER MONTH:	RENT PER YEAR:
Brokedown Palace	\$ 450.00	\$ 5,400.00
Jarato's	\$ 600.00	\$ 7,200.00
American Home	\$ 700.00	\$ 8,400.00
River Valley Grill	\$ 825.00	\$ 9,900.00
Recently Rented	\$ 500.00	\$ 6,000.00
VACANT (Proposed)	\$ 1,800.00	\$ 21,600.00
TOTAL:	\$ 4,875.00	\$ 58,500.00



3,680+/- SF RETAIL OR OFFICE SPACE AVAILABLE -IDEAL FOR CONVENIENCE, STATE LIQUOR, HARDWARE, OR SIMILAR RETAIL STORE



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