

Public Detail Report

MLS #: 1585245

County: Penobscot

Seasonal: No

List Price: \$775,000

Status: Active

Property Type: Multi-Family

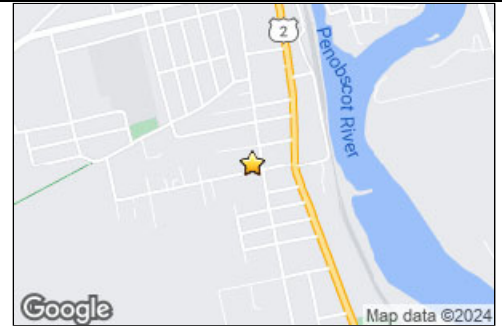
Original List Price: \$775,000

Directions: 399 Brunswick Street sits at the corner of Brunswick Street and Prentiss Street (GPS friendly).



399 Brunswick Street  
Old Town, ME 04468

List Price: \$775,000  
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General Information

# 1BD/2BD/3BD/4BD: 3/ 2/ 0/ 0	Number of Units: 5	Year Built: 1935	SqFt Fin Above : 3,053
Total Baths: 5	Style: Farmhouse; New		SqFt Fin Below : 0
Total Full Baths: 5	Englander		SqFt Finished Total: 3,053
Total Half Baths: 0	Gross Income: \$67,800		
	Operating Expenses: \$24,055		

Land Information

Leased Land: No	Waterfront: No	Road Frontage +/-: 342
Surveyed: Yes	Water Views: No	Source of Road Frontage: Public Records
Lot Size Acres +/-: 0.67		Zoning: 12 General Res
Source of Acreage: Public Records		Zoning Overlay: No

Interior Information

<b>Unit 1:</b> Lease: Yes; Level: First; Security Deposit: Yes; Monthly Rent: 1,000; # Full Baths: 1; # of Half Baths: 0; # of Rooms: 4; # of Bedrooms: 1; Dedicated Electric Meter: Yes; Dedicated Gas Meter: No; Dedicated Water Heater: No; Electric: Yes; Heat: No; Range: Yes; Refrigerator: Yes; Sewer: No; Water: No	<b>Unit 2:</b> Lease: Yes; Level: First; Security Deposit: Yes; Monthly Rent: 1,000; # Full Baths: 1; # of Half Baths: 0; # of Rooms: 4; # of Bedrooms: 1; Dedicated Electric Meter: Yes; Dedicated Gas Meter: No; Dedicated Water Heater: No; Electric: Yes; Heat: No; Range: Yes; Refrigerator: Yes; Sewer: No; Water: No	<b>Unit 3:</b> Lease: Yes; Level: Second; Security Deposit: Yes; Monthly Rent: 920; # Full Baths: 1; # Half Baths: 0; # of Rooms: 3; # of Bedrooms: 1; Dedicated Electric Meter: Yes; Dedicated Gas Meter: No; Dedicated Water Heater: No; Electric: Yes; Heat: No; Range: Yes; Refrigerator: Yes; Sewer: No; Water: No	<b>Unit 4:</b> Lease: Yes; Level: First; Security Deposit: Yes; Monthly Rent: 1,300; # Full Baths: 1; # Half Baths: 0; # of Rooms: 5; # of Bedrooms: 2; Dedicated Electric Meter: Yes; Dedicated Gas Meter: No; Dedicated Water Heater: No; Electric: Yes; Heat: No; Range: Yes; Refrigerator: Yes; Sewer: No; Water: No
<b>Unit 5:</b> Lease: Yes; Level: Second; Security Deposit: Yes; Monthly Rent: 1,400; # Full Baths: 1; # Half Baths: 0; # of Rooms: 5; # of Bedrooms: 2; Dedicated Electric Meter: Yes; Dedicated Gas Meter: No; Dedicated Water Heater: No; Electric: Yes; Heat: No; Range: Yes; Refrigerator: Yes; Sewer: No; Water: No			

Property Features

<b>Site:</b> Corner Lot; Level; Well Landscaped	<b>Construction:</b> Wood Frame	<b>Electric:</b> Circuit Breakers; Generator Hookup
<b>Driveway:</b> Paved	<b>Basement:</b> Full; Unfinished; Walkout Access	<b>Gas:</b> Natural - At Street; Natural - On Site
<b>Parking:</b> 11 - 20 Spaces; Off Street; On Site;	<b>Foundation Materials:</b> Poured Concrete	<b>Water:</b> Public
<b>Garage:</b> No	<b>Exterior:</b> Clapboard; Vinyl Siding	<b>Heat System:</b> Forced Air
<b>Patio and Porch:</b> Porch	<b>Roof:</b> Pitched; Shingle	<b>Heat Fuel:</b> Gas Natural
<b>Features:</b> Intown; Near Shopping; Neighborhood	<b>Floors:</b> Carpet; Laminate	<b>Water Heater:</b> On Demand
<b>Location:</b> Pet	<b>Vehicle Storage:</b> No Vehicle Storage	<b>Cooling:</b> A/C Units
<b>Restrictions:</b> Common; Deeded; Nearby;		<b>Sewer:</b> Public Sewer
<b>Recreational Water:</b> River/Brook/Stream		
<b>Roads:</b> Paved; Public		
<b>Equipment:</b> Generator; Internet Access Available		
<b>Basement Entry:</b> Exterior Only		
<b>Amenities:</b> Storage		

Tax/Deed Information

<b>Book/Page/Deed:</b> 11630/58-59/Partial	<b>Full Tax Amt/Yr:</b> \$5,469/ 2023	<b>Map/Block/Lot:</b> 0271/073
<b>Deed/Conveyance Type Offered:</b> Quit Claim	<b>School District:</b> RSU 34	<b>Tax ID:</b> OLDN-000027-000000-000073
<b>Deed Restrictions:</b> Unknown		

Remarks

**Remarks:** Are you looking for a great investment opportunity? If so, then you should take a look at this one. Sitting in a quiet neighborhood yet close to in-town amenities and just a short commute to University of Maine. This property has been well-managed, maintained and updated over the years. Newer roof, windows, siding, and interior updates. This property has a dedicated back-up generator for added comfort and security. It has always been a non-pet and non-smoking property, has high a occupancy rate, and has a consistently positive cash-flow. Lastly, the lot size is large enough to accommodate 6-8 additional units as an addition or separate building. You really need to see it to appreciate it.

LO: ERA Dawson-Bradford Co.

Listing provided courtesy of:

**ERA Dawson-Bradford Co.**  
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