

ERNIES POOL AND DARTS

815 Forest Ave, Portland, ME 04103



OFFERING SUMMARY

SALE PRICE:	\$511,500
LOT SIZE:	0.22 Acres
YEAR BUILT:	1948
BUILDING SIZE:	5,875 SF
ZONING:	B2
PRICE / SF:	\$87.06

PROPERTY OVERVIEW

Solid brick building currently rented to a long standing pool hall & bar. 5,875 SF +/- building situated on Forest Ave in Portland between Woodfords Corner and Morrills Corner.

KW COMMERCIAL
50 Sewall Street,
Second Floor
Portland, ME 04102

KEVIN FLETCHER, CCIM
Director
O: 207.879.9800
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ME #BA903663 - NH # 064279

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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RETAIL FOR SALE

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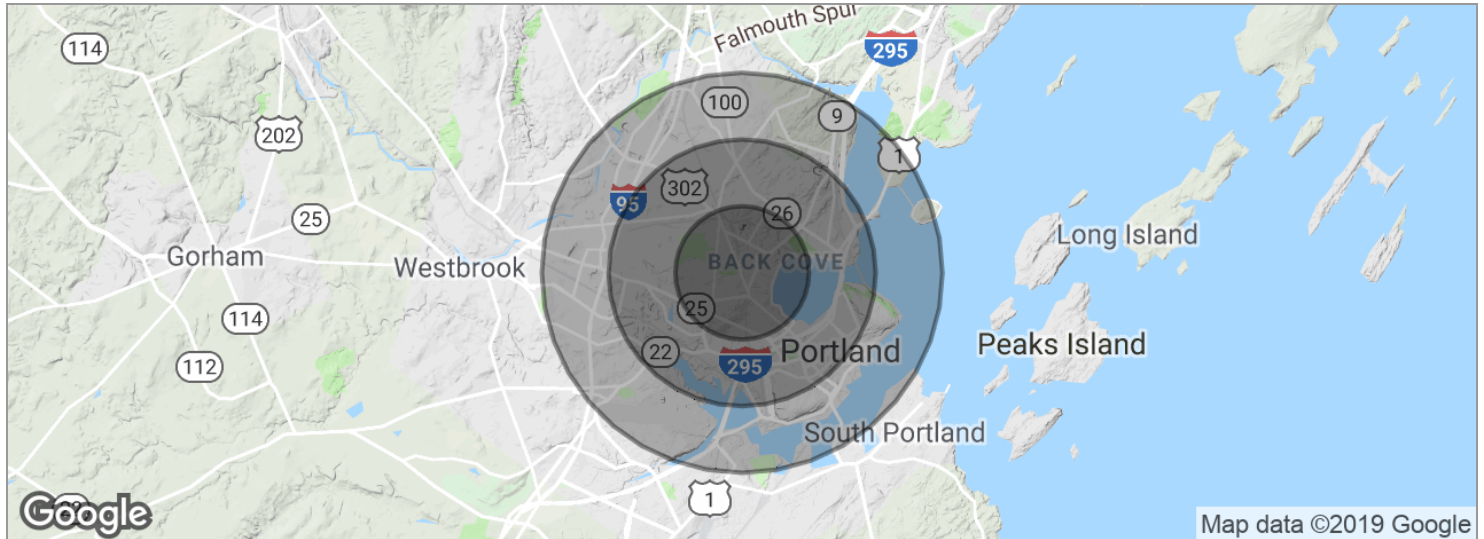
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	13,085	45,579	84,574
Median age	39.3	37.8	37.4
Median age (male)	38.0	36.4	36.1
Median age (Female)	40.6	39.0	38.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	5,980	20,905	39,299
# of persons per HH	2.2	2.2	2.2
Average HH income	\$66,873	\$60,211	\$57,292
Average house value	\$271,168	\$262,042	\$260,129

** Demographic data derived from 2010 US Census*

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PROFESSIONAL BACKGROUND

Kevin brings over 20 years of experience to his business and has an extensive knowledge of the Maine Commercial and Investment market. Kevin has completed complex commercial transactions from Bangor, ME to Seabrook, NH. Kevin has sold over 300 separate apartment buildings in his career and conducted investment transactions ranging from small neighborhood strip malls to investment deals with national tenants. Kevin has also assisted in and consulted on a wide range of commercial and residential developments.

Kevin brings a down to earth approach to his business and a hard driving work ethic to help satisfy his client's needs with a strong belief in a fiduciary responsibility to his clients checkbook and not his own.

EDUCATION

*Licensed Real Estate Agent since 1997

*Licensed in both Maine and New Hampshire

*CCIM (Certified Commercial Investment Member) since 2002

*US Army Combat Veteran having served from 1992-1996

MEMBERSHIPS

*Past President-Maine Commercial Association of Realtors 2017-2018

*Member-Board of Directors, Maine Association of Realtors

*Commercial Committee Member-National Association of Realtors

*Past Realtor of the Year, Maine Commercial Association of Realtors

*Board of Directors-Auburn Business Development Corporation

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