

Saint Joseph's Manor

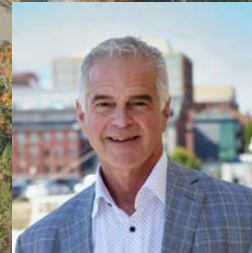
33.17 Acre Development Parcel



1133 Washington Avenue Portland, ME



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Exceedingly rare opportunity to own a 33.17 Acre development site located in one of Portland's densest residential neighborhoods

Saint Joseph's Manor is an 83,000± SF facility that previously provided a range of healthcare services including long-term nursing, memory care and palliative care and was comprised of 100± rooms

Potential uses include multifamily, single family, care facilities or dormitories

SALE PRICE: \$9,850,000



PROPERTY OVERVIEW

CARE FACILITY HIGHLIGHTS

BUILDING SIZE: 83,000± SF former care facility
6,000± SF chapel

YEAR BUILT: 1975

PARKING: 104± striped spaces plus more unstriped

LAYOUT: Large atrium, dining area, shared
bathrooms, 100± resident rooms

LAND HIGHLIGHTS

LOT SIZE: 33.17± AC total

FRONTAGE: On Washington Ave, Ray St & Maine Ave

VEHICULAR ACCESS: Ray Street & Washington Avenue

ZONING: RN1 & RN3

**DEVELOPMENT
CAPACITY:** Various concept plans up to 344± units

**SAMPLE CONCEPT
PLAN:** 173 units, 20 single family lots,
61 converted units

DUE DILIGENCE: Done by Sebago Technics. See Broker
for materials

VACANT ROOMING HOUSE HIGHLIGHTS

ADDRESS: 1135 Washington Avenue (outparcel)

BUILDING SIZE: 3,004± SF

LOT SIZE 0.25± AC

YEAR BUILT: 1966

LAYOUT: 14 rooms with 8 bedrooms and 4
bathrooms

RESIDENTIAL BUILDING HIGHLIGHTS

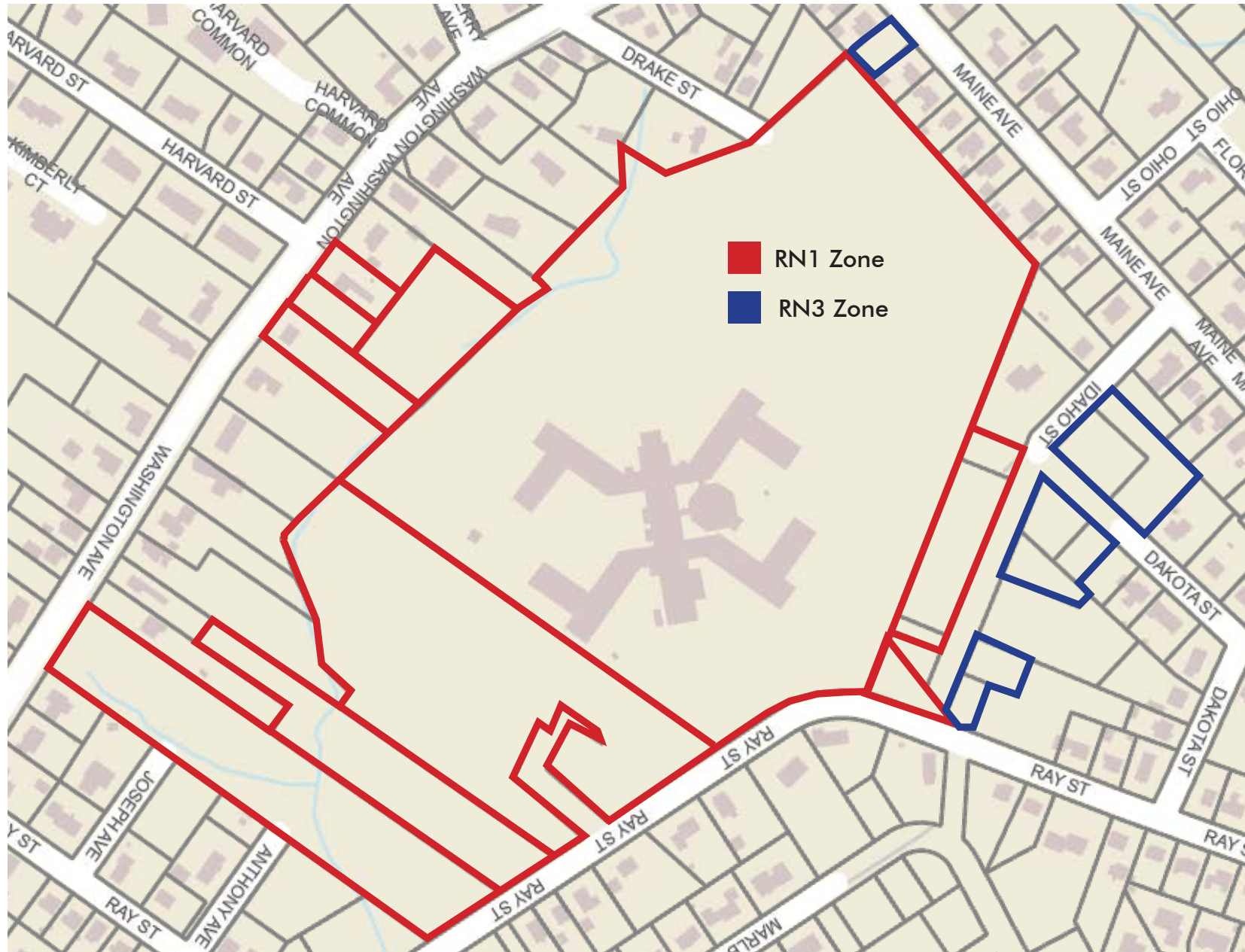
ADDRESS: 1127 Washington Avenue (outparcel)

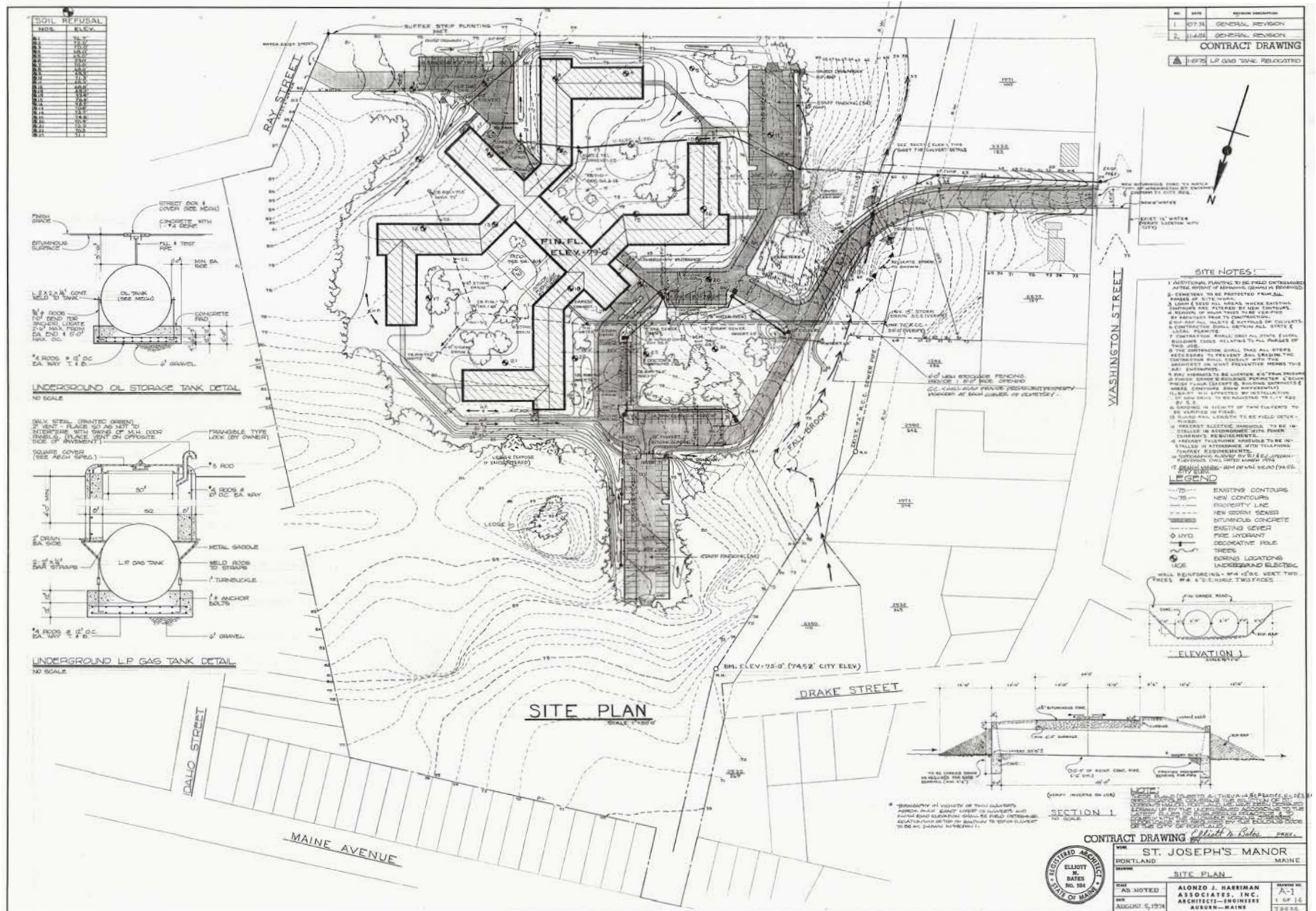
BUILDING SIZE: 768± SF

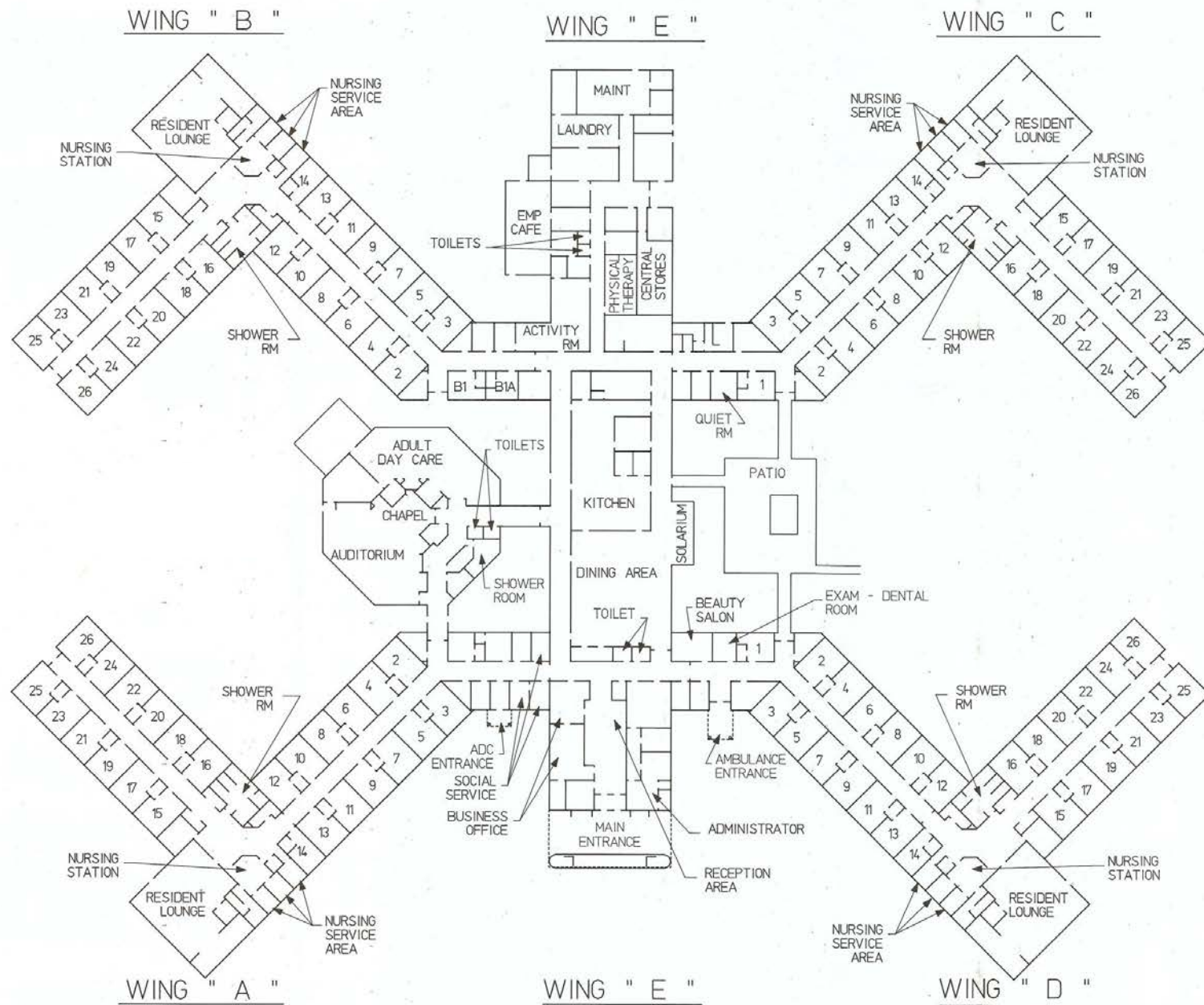
LOT SIZE 0.5± AC

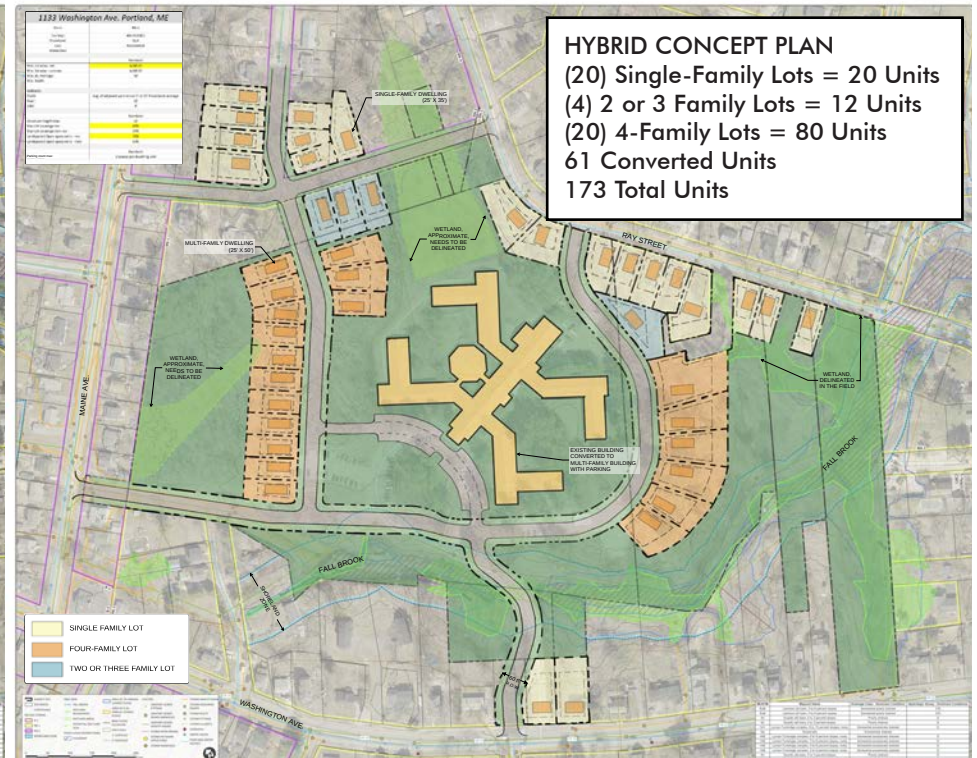
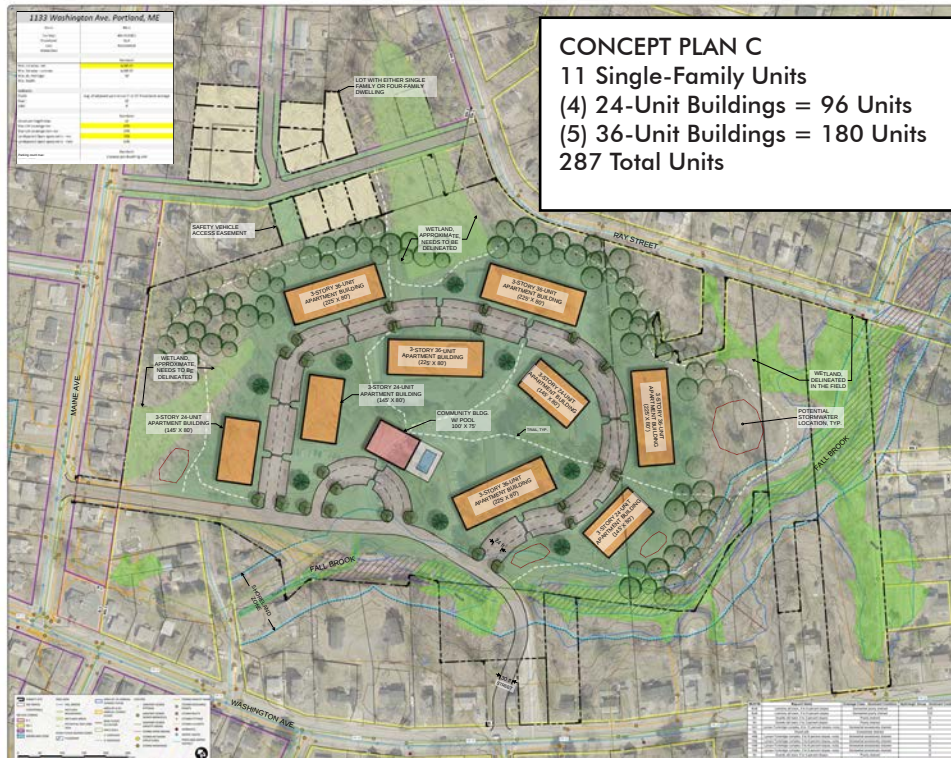
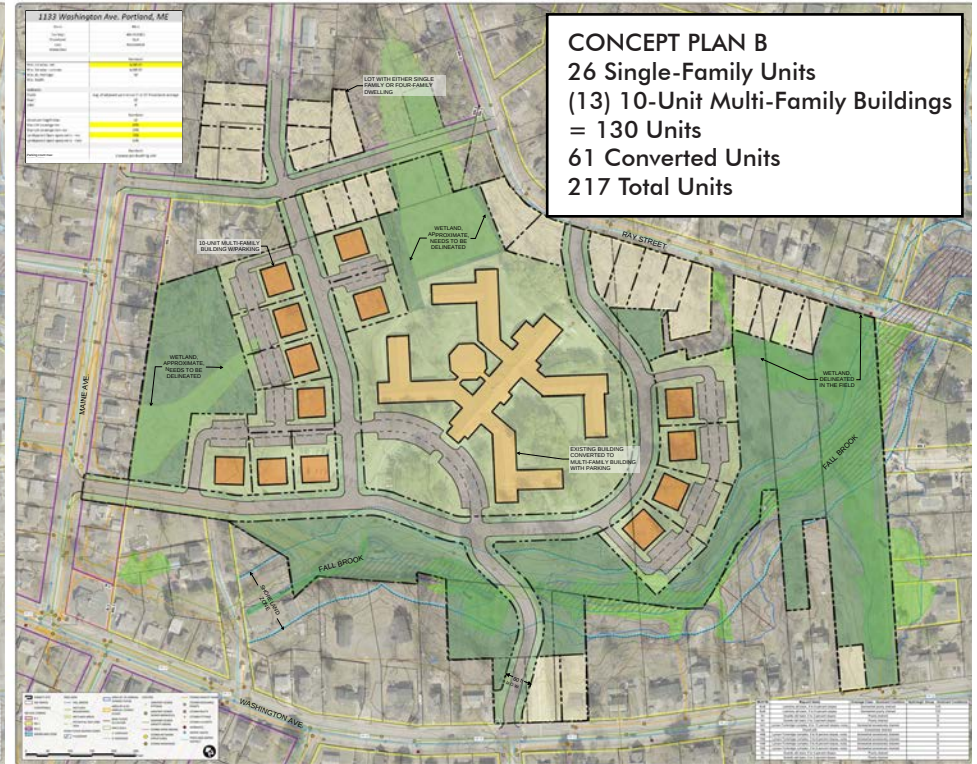
YEAR BUILT: 1973

LAYOUT: 4 rooms with 1 bedroom & 1 bathroom











RN-1 Zone

- Residential neighborhoods characterized by dwellings on lots of at least 6,500 square feet. Conversion of existing nonresidential structures to multi-family dwellings is permitted within the RN-1 zone.

RN-3 Zone

- Residential neighborhoods characterized by dwellings on lots of at least 5,000 square feet. Conversion of existing nonresidential structures to multi-family dwellings is permitted within the RN-1 zone.

ADUs in RN-1 & RN-3 Zone

- ADUs shall be permitted as new detached accessory structures, building additions, or within existing lawfully conforming or nonconforming structures.
- An ADU shall be limited to a gross floor area of 2/3 of the gross floor area of the largest principal unit on the lot. The aggregate square footage of detached ADUs on a lot shall not exceed the gross floor area of the principal structure. Two ADUs are allowed per lot in both RN-1 and RN-3 zones.

Use Limitations

- In the RN-1 and RN-3 zones, multi-family dwellings are allowed only as conversions of existing nonresidential structures.

Permitted Uses

- Single-family dwellings
- Two-family dwellings
- Three-family dwellings
- Four-family dwellings
- Governmental uses
- Cemeteries
- Parks and open spaces
- Solar energy system (minor)

Conditional Uses

- Multi-family dwellings
- Group homes
- Childcare centers & small childcare facilities
- Elementary, middle and secondary schools
- Places of assembly
- Residential care facilities (small & large)
- Market gardens
- Neighborhood nonresidential reuse
- Utility substations

SAINT JOSEPH'S MANOR



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