

**HOME FOR SALE**

33 Forest Ave

Orono, Maine

United States

Asking Price

\$650,000

Bedrooms

Year Built

Bathrooms **3.5**

Date Listed **09/07/2024**

Size **0**

Listing ID **GL-1726321612**

Listed by: Realtyww Info

For more information, visit:

<https://www.globallistings.com/11299094>

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## Overview

Discover a unique investment opportunity in the heart of Orono ideal for capitalizing on the high demand for university-adjacent housing. This prime property features a spacious duplex, and a sweet, detached ranch home, all on the same lot, offering possibilities for either income producing or owner occupied options. The duplex consists of a 3-bedroom, 1.5-bath unit on the first floor and a 4-bedroom, 1-bath unit on the second floor, perfect for accommodating student groups or families. The renovated 2-bedroom, 1-bath cottage comes with its own private backyard, providing additional space to expand your living and entertaining area outdoors. The units are all in move-in ready condition, and feature modern improvements combined with the old house charm of hardwood floors, enclosed porches and built-ins. Each apartment has its own laundry, which is a must-have amenity for prospective tenants. Natural gas heating ensures energy efficiency and cost savings, making this property even more appealing. The newly paved driveway offers ample parking space, enhancing the value for potential renters. Located in a sought-after area close to the university, this property is a rare find for investors looking to secure consistent rental income in a thriving market. 2023 gross rental income was over \$80k and is rarely vacant due to word-of-mouth interest whenever an apartment becomes available.

For more details:

Listed by: Tara Roy

**Contact**

**Email**

**Phone**