

FOR SALE: HIGH-VISIBILITY BUILDING

1024-1026 FOREST AVENUE PORTLAND, ME 04103

- Prime Forest Ave exposure – strong visibility along one of Portland’s busiest commercial corridors.
- High traffic counts – 18,730± average daily cars.
- 25± off-street dedicated parking spaces.
- Easy access to downtown Portland and Starbucks.

SALE PRICE:
\$1,150,000

PROPERTY DETAILS

OWNER	1024-1026 FOREST AVENUE, LLC
DEED REFERENCE	38818 / 038
ASSESSOR'S REFERENCE	146 / A18-20
ZONING	B-2 (Community Business)
YEAR BUILT	1975
BUILDING SIZE	8,752± SF
SPACE CONFIGURATION	First Floor: 6,000± SF Mezzanine: 2,752± SF
# OF STORIES	One (1)
LOT SIZE	0.3558± Acres
FRONTAGE	70' on Forest Ave
TRAFFIC COUNT	18,730 AADT (per MDOT, 2022)
PARKING	25± spaces on-site
OVERHEAD DOORS	One (1)
UTILITIES	Municipal Water & Sewer ; Oil Heat
POWER	Single Phase
RESTROOMS	One (1)
AREA BUSINESSES	Starbucks, Hannaford, Portland Family Dental, Otto's Pizza, Benjamin Moore, Pratt Abbott, University of New England
ASSESSED VALUE	Land: \$382,500 Building: \$873,600 Total: \$1,256,100
ANNUAL REAL ESTATE TAXES	FY25: \$15,048
SALE PRICE	\$1,150,000

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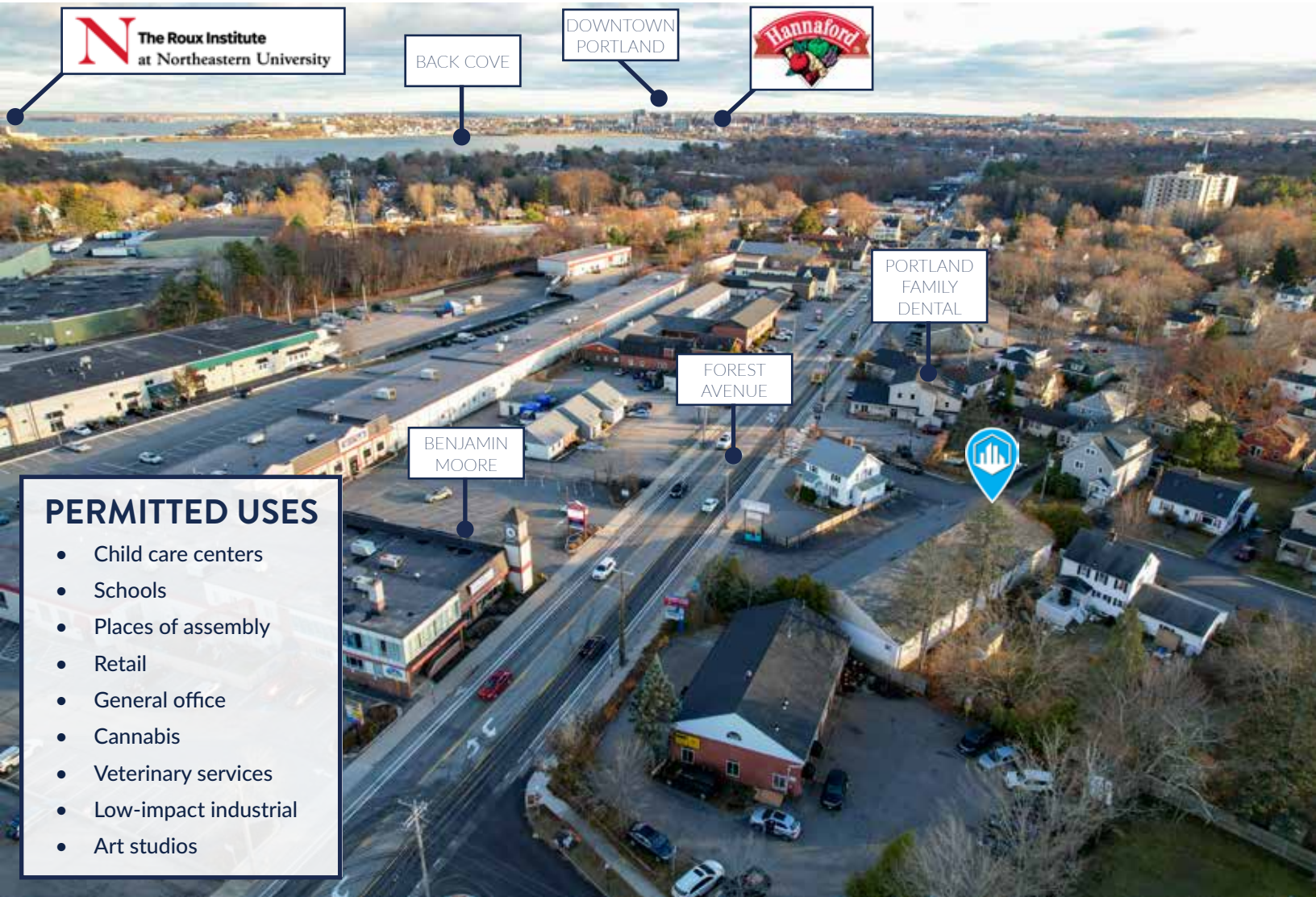


PROPERTY PHOTOS



FOR SALE | HIGH-VISIBILITY BUILDING ON FOREST AVE

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N The Roux Institute
at Northeastern University

BACK COVE

DOWNTOWN
PORTLAND



PORTLAND
FAMILY
DENTAL

FOREST
AVENUE

BENJAMIN
MOORE

- ### PERMITTED USES
- Child care centers
 - Schools
 - Places of assembly
 - Retail
 - General office
 - Cannabis
 - Veterinary services
 - Low-impact industrial
 - Art studios

CONTACT US



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