

FOR SALE | MIXED-USE BUILDING

496 Congress Street | Portland, ME



16,380± SF MIXED-USE BUILDING

- Rare on-peninsula historic redevelopment opportunity
- Fully leased first floor retail with national and local tenants
- Office use on upper floors with tenant on third and fourth floor
- High visibility on Congress Street and located in the heart of downtown

SALE PRICE: \$2,165,000



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PROPERTY SUMMARY

496 Congress Street | Portland, ME



OWNER: 498 Congress LLC

DEED: Book 37227, Page 347

ASSESSOR: Map 37, Block I, Lot 1

LOT SIZE: 0.07± AC

BUILDING SIZE: 13,104± SF plus 3,276± SF basement

YEAR BUILT: 1885 & 1900

STORIES: Four (4)

CONSTRUCTION: Masonry

ROOF: Flat with rubber membrane

SIDING: Brick with granite sills

FLOORING: Hardwood, tile, VCT, rolled vinyl and carpet

CEILING HEIGHT: 10'+

ELECTRICITY: 600 amps, 3-phase

HVAC: Forced hot air natural gas with some electric baseboard heat

UTILITIES: Municipal water & sewer

SPRINKLER: Wet system

ELEVATOR: None

SIGNAGE: On building for retail units

PARKING: None

ROAD FRONTAGE: 53'± on Congress Street
62'± on Brown Street

ZONING: B-3

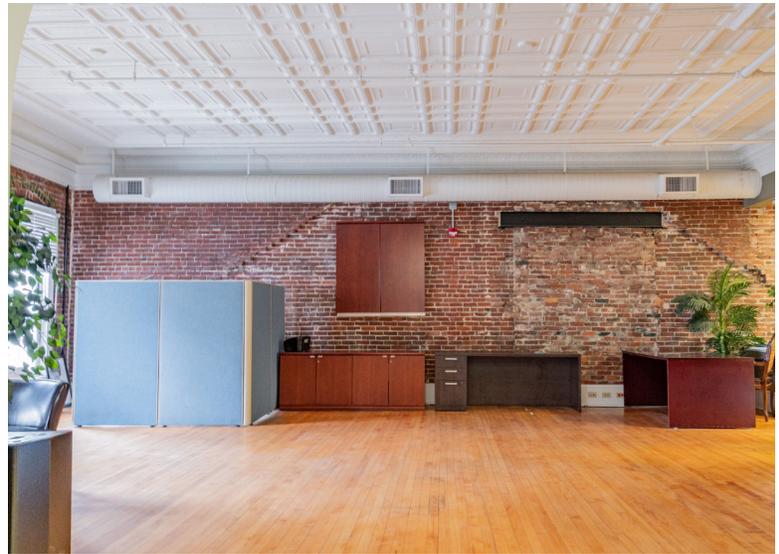
ASSESSED VALUE: \$2,109,300

PROPERTY TAXES: \$25,269 (2026)



PHOTOS

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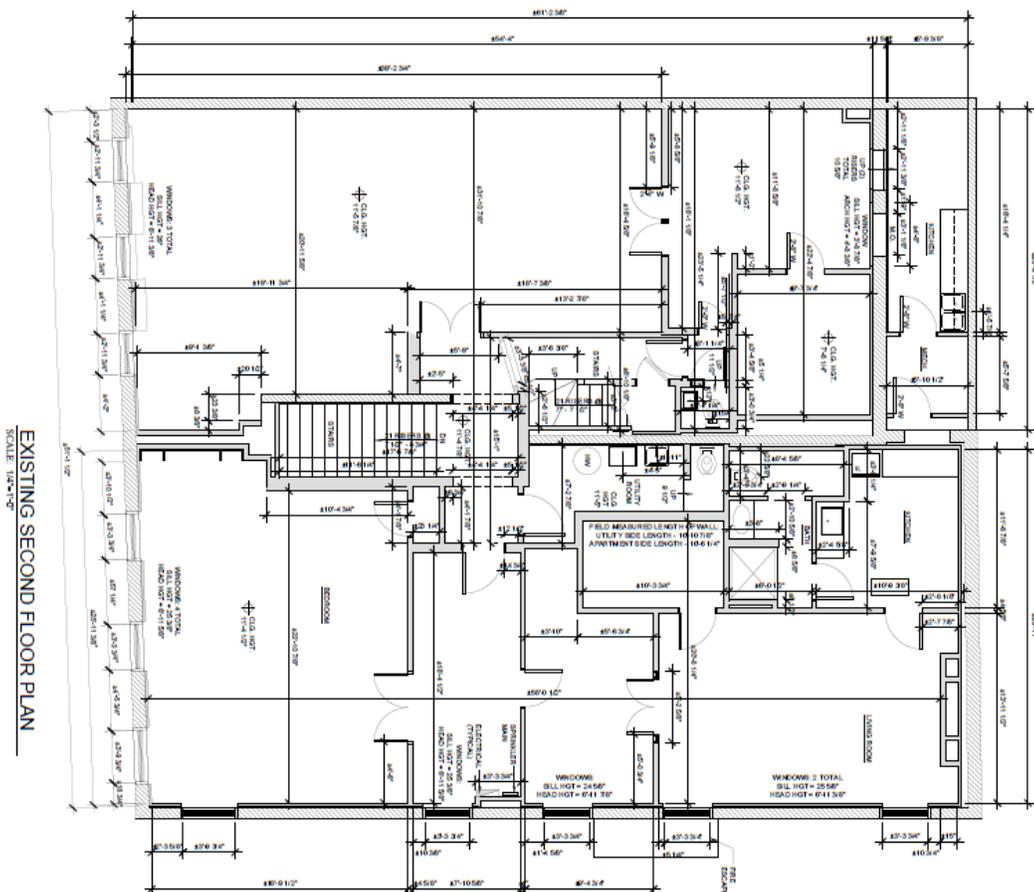
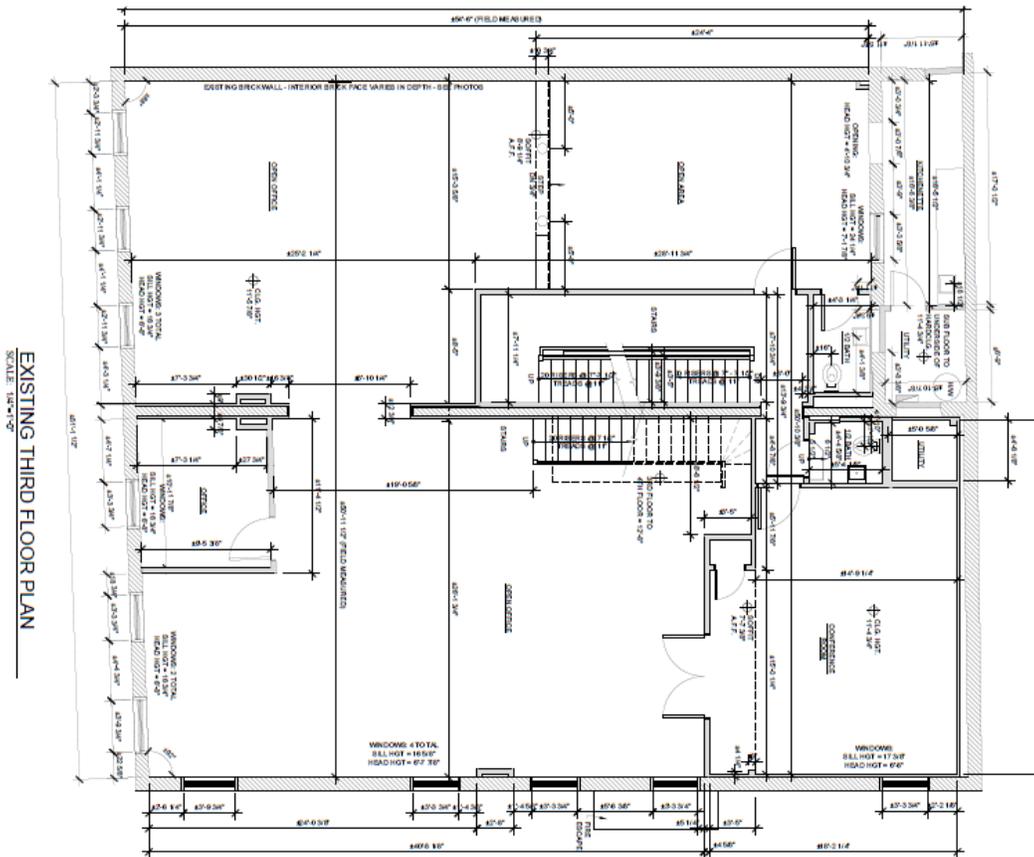
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FLOOR PLANS

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