

FOR SALE • INVESTMENT OPPORTUNITY

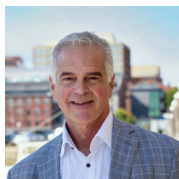
260 Western Ave • South Portland, ME



OFFICE • MIXED USE BUILDING

- 8,474±SF on 1.56± acres
- 306'± frontage on Western Avenue
- Ideal for owner-occupant
- Tenants include StonyCreek Psychotherapy & Wellness, KLD Associates, Inc., Comprehensive Collaborative Care
- Convenient location with easy access to the Maine Mall, Portland Jetport, I-95 and I-295
- Abundant paved parking

SALE PRICE: \$1,250,000



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PROPERTY SUMMARY

260 Western Ave • South Portland, ME



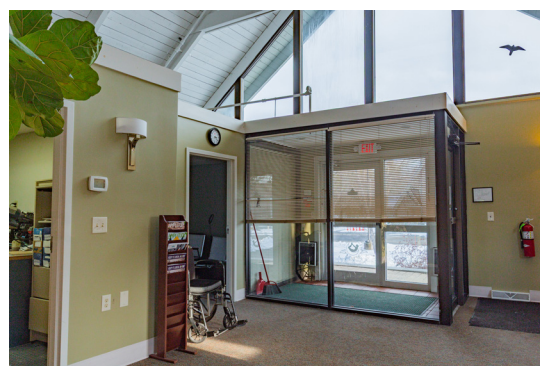
Site Info

OWNER:	260 Western Avenue LLC
DEED:	Book 38418 , Page 244
ASSESSOR:	Map 67, Lot 21
LOT SIZE:	1.56± AC
SIGNAGE:	At pylon, directory, at suite
PARKING:	65± spaces
ROAD FRONTAGE:	306'± on Western Avenue
TRAFFIC COUNT:	11,602± on Western Ave AADT (MDOT 2022)
ZONING:	CS - Suburban Commercial
PROPERTY TAXES:	\$15,071 (2026)



Building Info

BUILDING SIZE:	8,474± RSF
YEAR BUILT:	1975
CONSTRUCTION:	Wood-frame
ROOF:	Asphalt Shingles
SIDING:	Clapboard
FOUNDATION:	Full
FLOORING:	Wood, vinyl
CEILING HEIGHT:	9'±
ELECTRICITY:	400 Amp/200 Amp, 3 Phase
HVAC:	Heat/AC pumps, natural gas
UTILITIES:	Municipal water/sewer
KITCHEN:	No
RESTROOM:	eight (8)±
SPRINKLER:	Yes; Wet



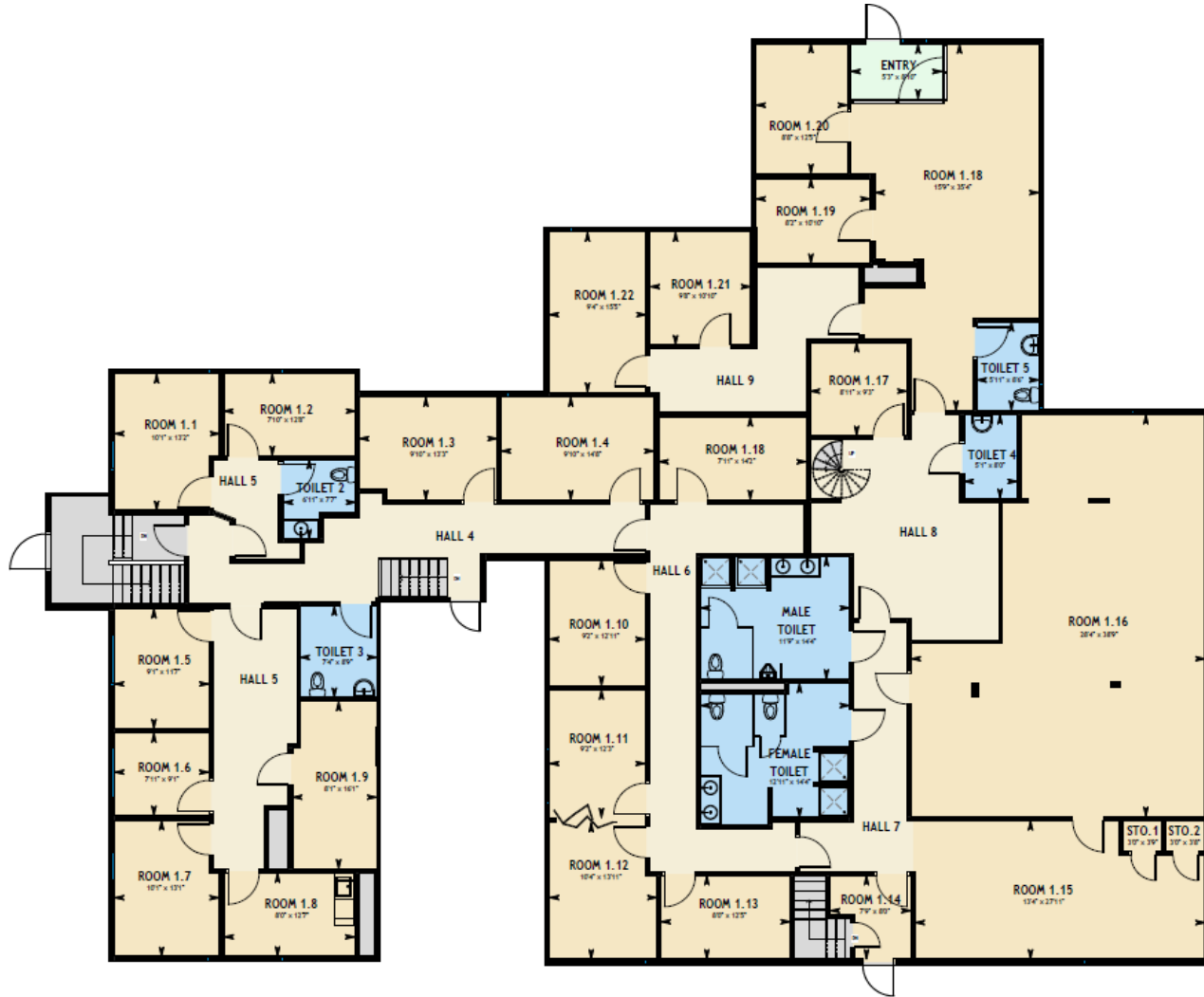
PHOTOS

260 Western Ave • South Portland, ME



FLOOR PLAN • FIRST FLOOR

260 Western Ave • South Portland, ME



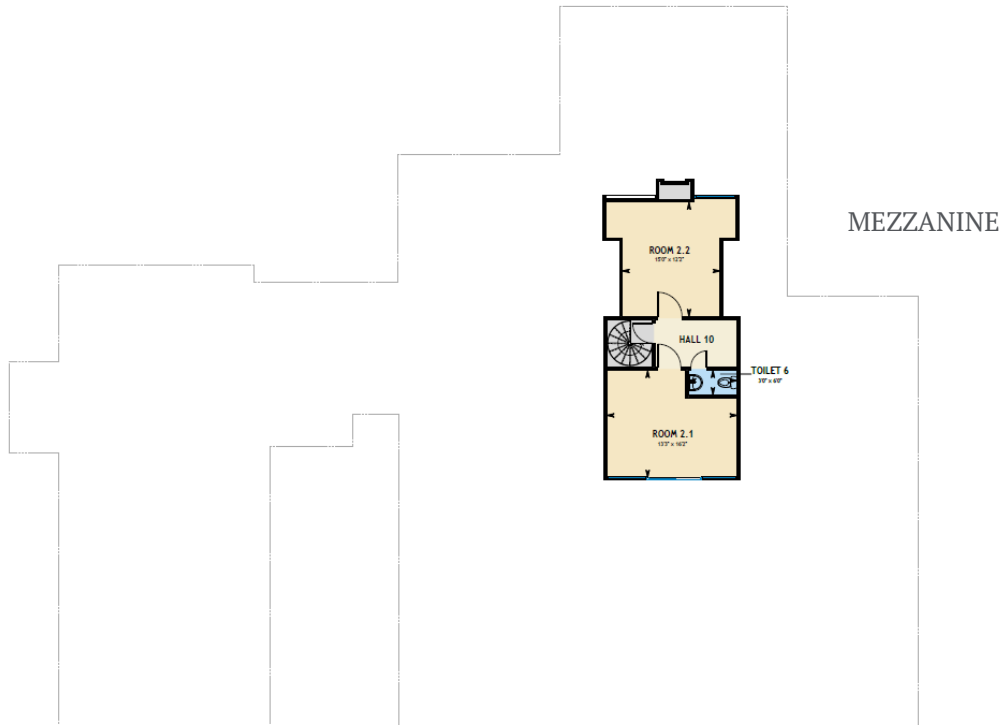
Description	Leasable Area
First Floor	6,474± SF
Mezzanine Finished	520±SF
Basement Finished	1,500± SF
TOTAL LEASABLE AREA	8,474± SF

Information per the South Portland Tax Assessor



FLOOR PLAN • BASEMENT & MEZZANINE

260 Western Ave • South Portland, ME



5-MILE DEMOGRAPHICS

260 Western Ave • South Portland, ME



128,073
Population

2.1
Average Household Size

40.6
Median Age



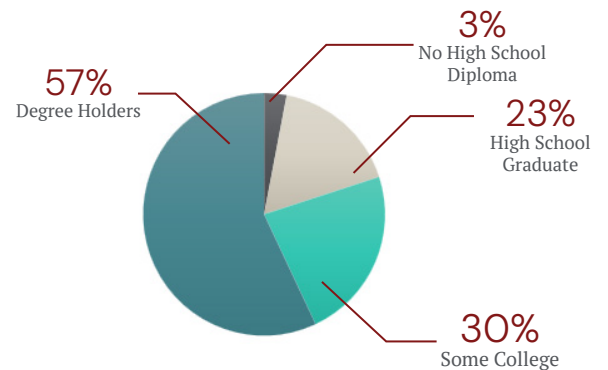
8,747
Total Businesses

132,869
Total Employees

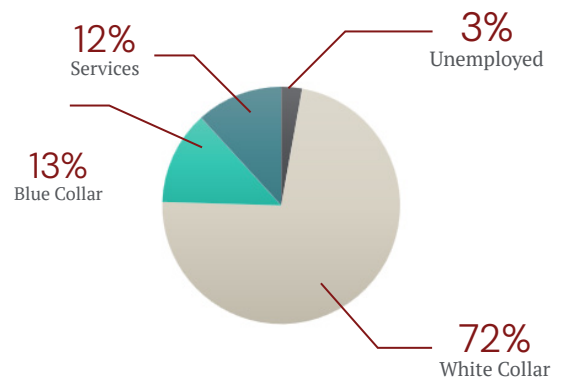


\$92,840
Median Household
Income

Education



Employment

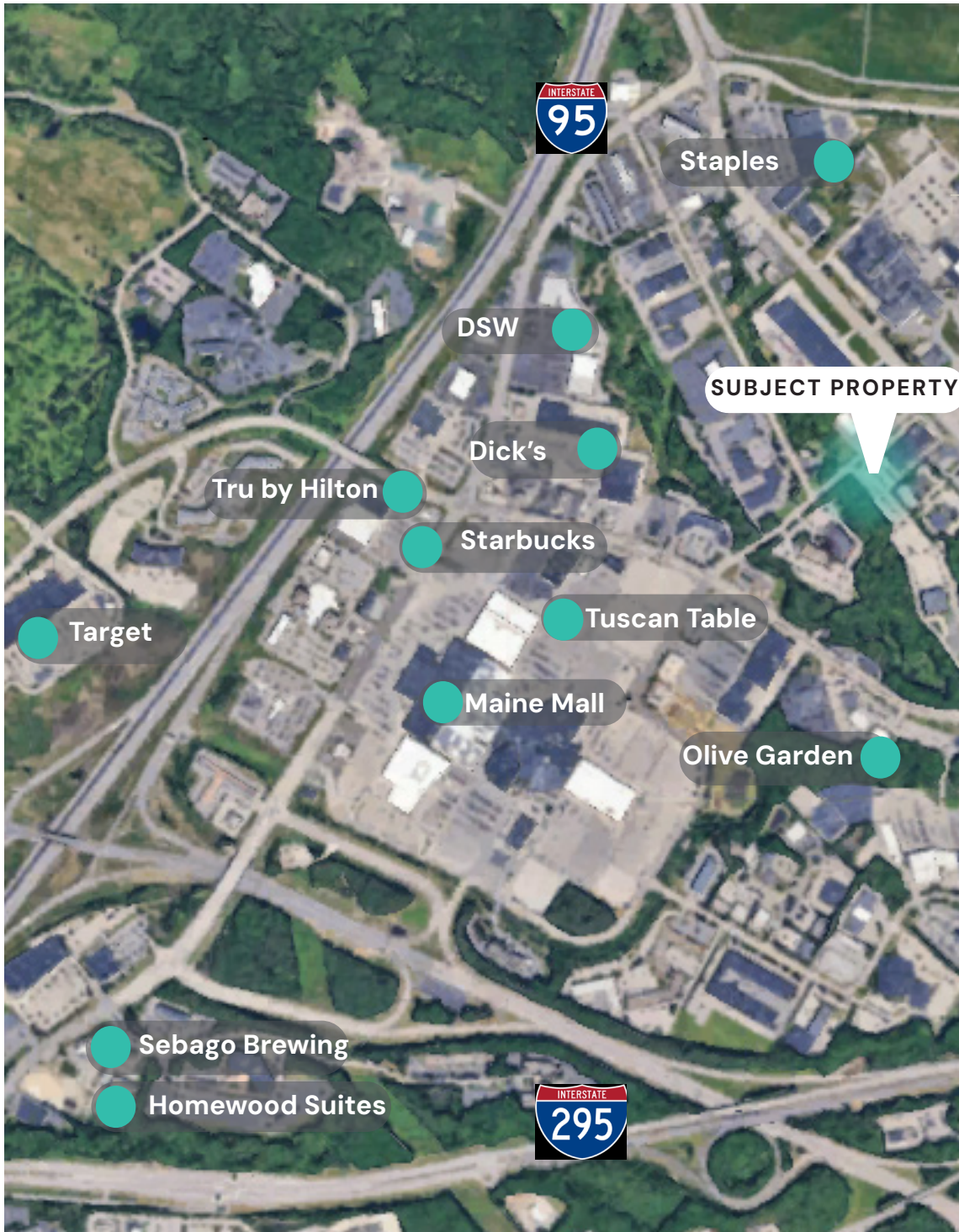


LOCATION MAP

260 Western Ave • South Portland, ME



MALONE
COMMERCIAL BROKERS



NEARBY

STAY



HOMWOOD
SUITES by Hilton

DINE



TUSCAN
TABLE



SHOP

THE MAINE
MALL



TARGET

DSW
DESIGNER SHOE WAREHOUSE®



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