



**FOR SALE**  
SALE-LEASE BACK/OWNER-USER

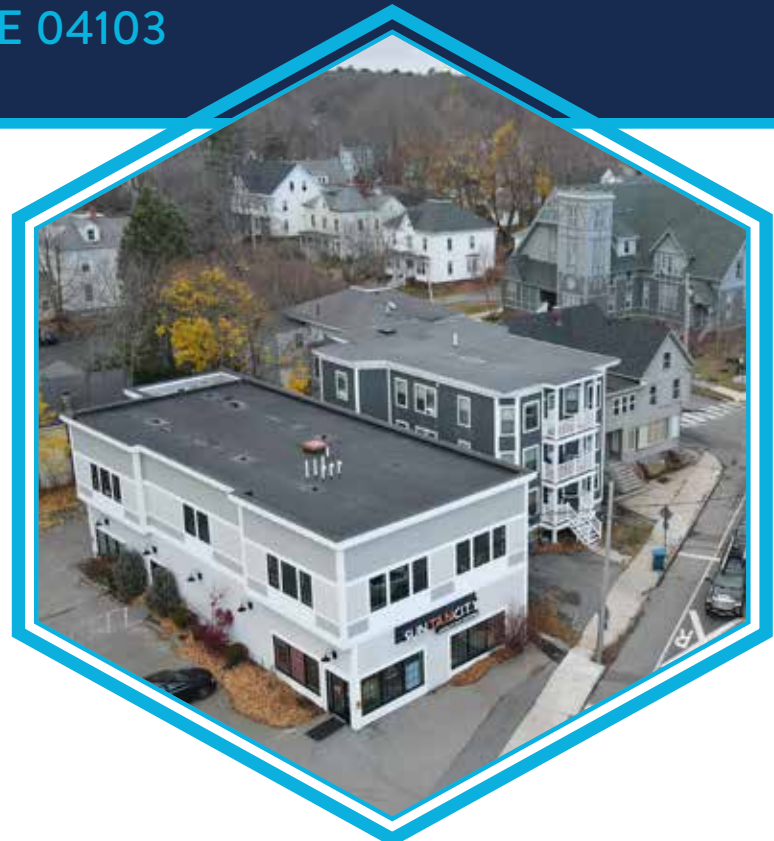


# FREESTANDING MIXED-USE BUILDING

726 FOREST AVENUE, PORTLAND, ME 04103

## PROPERTY HIGHLIGHTS

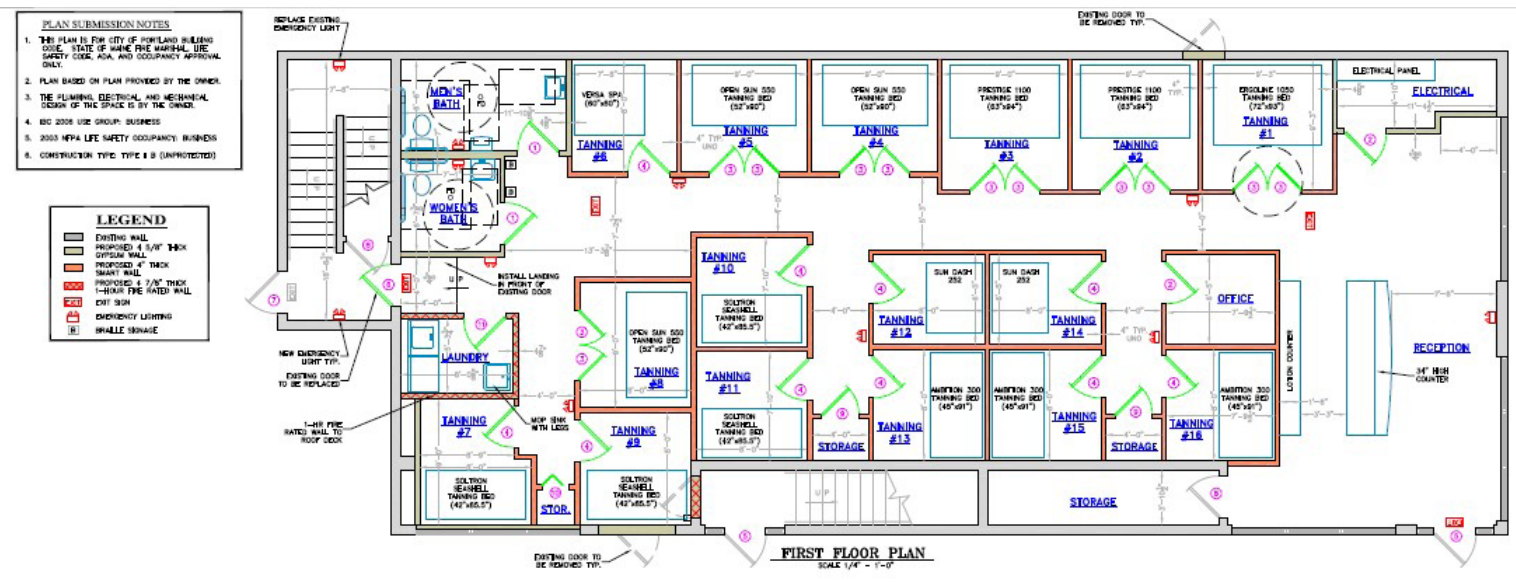
- 5,488± SF mixed-use building available for sale
- First floor retail and second floor office space
- High visibility lot on heavily traveled Forest Avenue
- Traffic count of 20,410 vehicles per day
- Well positioned between commercial and residential neighborhoods.
- Sale-lease back/owner-user opportunity
- **Sale Price: \$1,195,000**



## PROPERTY DETAILS

<b>OWNER</b>	STC New England, LLC	<b>YEAR BUILT</b>	1988
<b>DEED REFERENCE</b>	35656/079	<b>UTILITIES</b>	Municipal water/sewer
<b>ASSESSOR'S REFERENCE</b>	130-H-21-27	<b>HEATING SYSTEM</b>	Natural Gas; Four (4) HVAC units, two (2) roof top units and two (2) air handlers.
<b>LOT SIZE</b>	0.2965± AC	<b>PARKING</b>	Ample, on-site
<b>ZONING</b>	B2B	<b>TENANT</b>	1st floor leased to Sun Tan City. Ten (10) other locations in Maine.
<b>BUILDING SIZE</b>	5,488± SF	<b>SALE PRICE</b>	\$1,195,000
		<b>SALE/LEASE-BACK</b>	See broker for details.

## FLOOR PLAN (FIRST FLOOR)



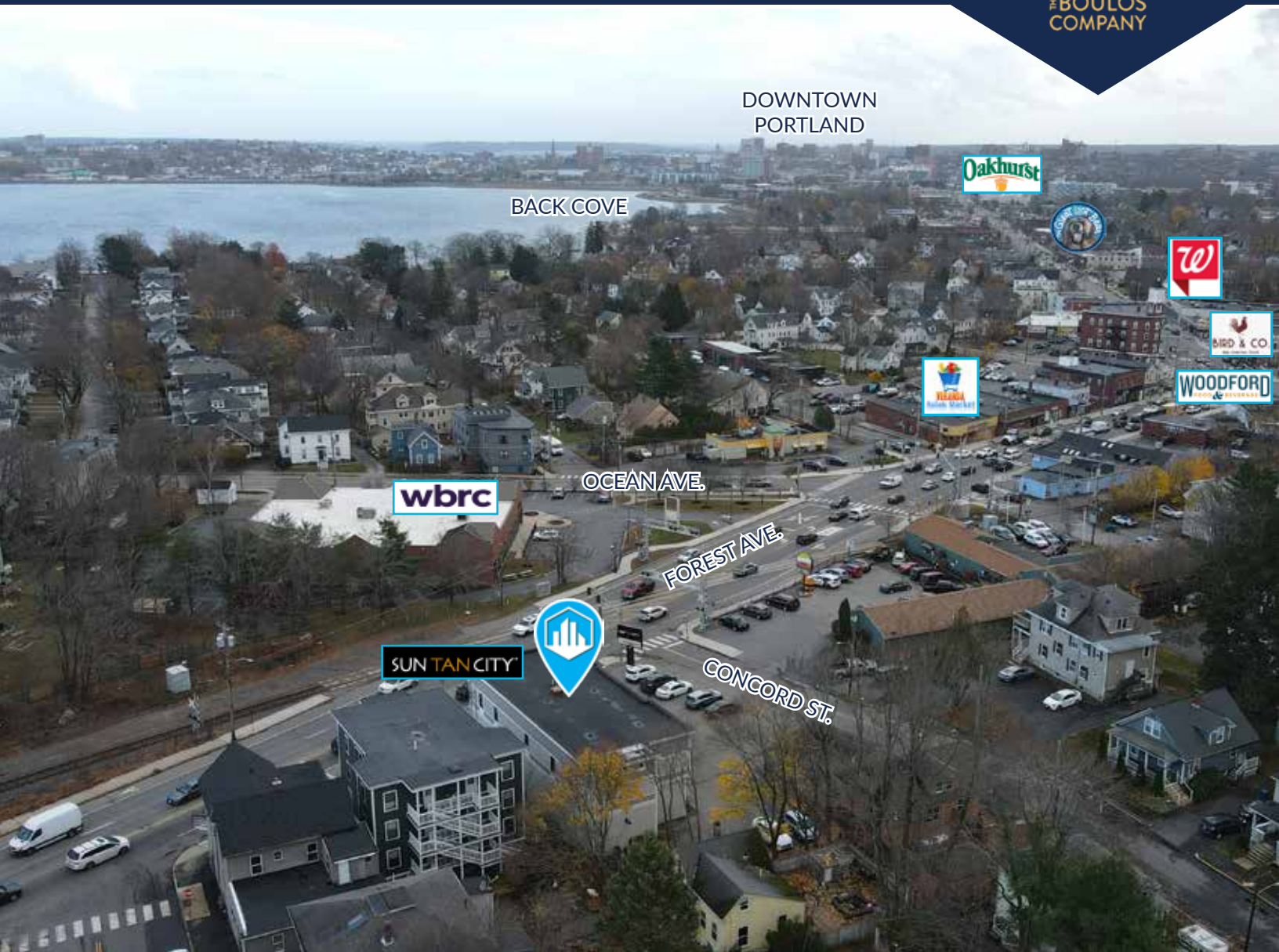
**FIRST FLOOR**



**SECOND FLOOR**



**FOR SALE** | FREESTANDING MIXED-USE BUILDING  
726 FOREST AVENUE, PORTLAND, ME 04103



**CONTACT US**



**NICK LUCAS**  
Partner, Broker  
+1 207.553.1792 D  
+1 207.557.3513 C  
nlucas@boulos.com

©2025 The Boulos Company, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.