

# FOR SALE | MIXED-USE BUILDING

496 Congress Street | Portland, ME



## 16,380± SF MIXED-USE BUILDING

- Rare on-penisula 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

496 Congress Street | Portland, ME





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