

FOR SALE | INVESTMENT

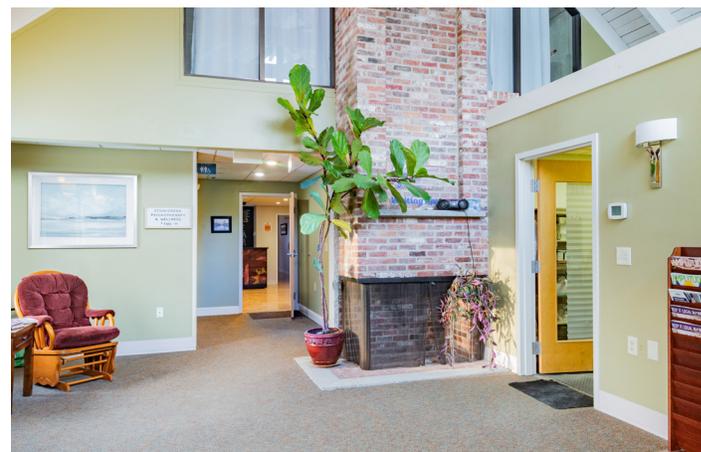
260 WESTERN AVENUE | SOUTH PORTLAND



8,474±SF MIXED USE BUILDING

- 1.56± acres with 306± feet of frontage
- Abundant, paved parking
- Tenants include StonyCreek Psychotherapy & Wellness, Pure Tattoo Studio, KLD Associates, Inc., Maine Hatha Yoga
- Ideal for owner-occupant or investor
- Great location near the Maine Mall and the Portland Jetport with easy access to I-95 and I-295

SALE PRICE: \$1,250,000



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PROPERTY SUMMARY

260 WESTERN AVENUE | SOUTH PORTLAND



OWNER: 260 Western Avenue LLC

DEED: Book 38418 Page 244

ASSESSOR: Map 67 Lot 21

LOT SIZE: 1.56± AC

LEASABLE AREA: 8,474± SF

YEAR BUILT: 1975

CONSTRUCTION: Wood Frame

ROOF: Asphalt Shingles

FLOORING: Carpet and tile

CEILING HEIGHT: 9'±

LIGHTING: LED and Fluorescent Mix

HVAC: Central A/C

UTILITIES: Municipal water & sewer

HEAT SOURCE: Gas/Forced Air

SPRINKLER: Wet

SIGNAGE: At street pylon, lobby and suite entrances

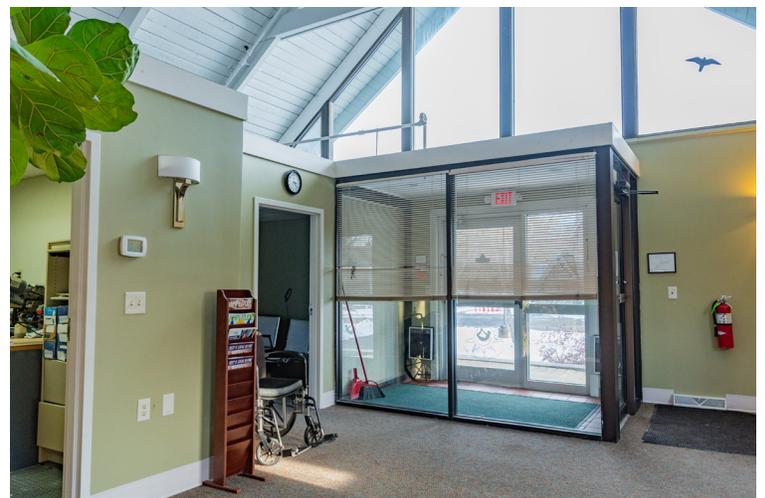
PARKING: Ample, paved parking

ZONING: CS- Suburban Commercial

PROPERTY TAXES: \$15,070.97 (2026)

ASSESSED VALUE

Land:	\$347,100
Building:	\$757,000
TOTAL:	\$1,104,100



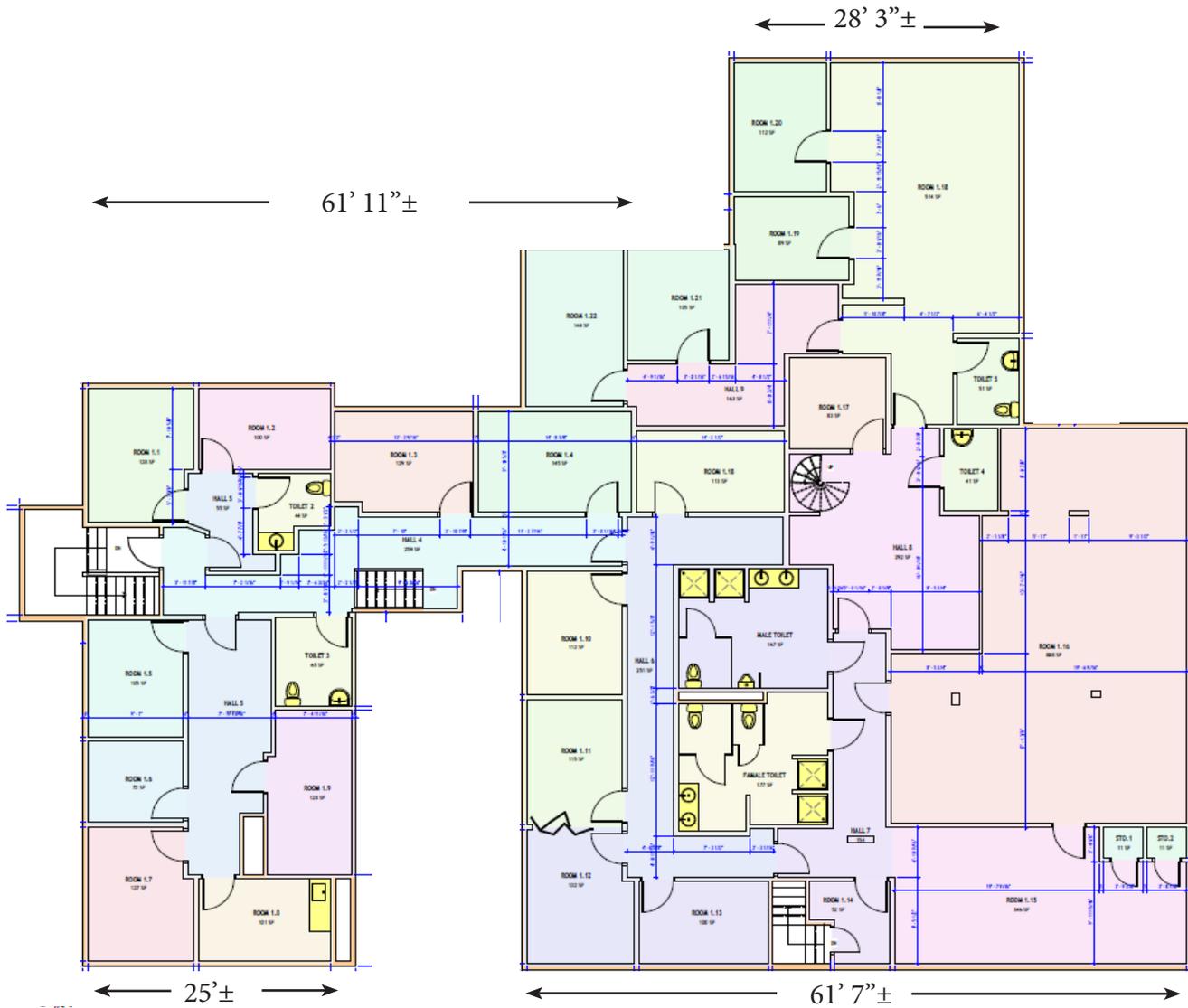
PHOTOS

260 WESTERN AVENUE | SOUTH PORTLAND



FLOOR PLAN | FIRST FLOOR

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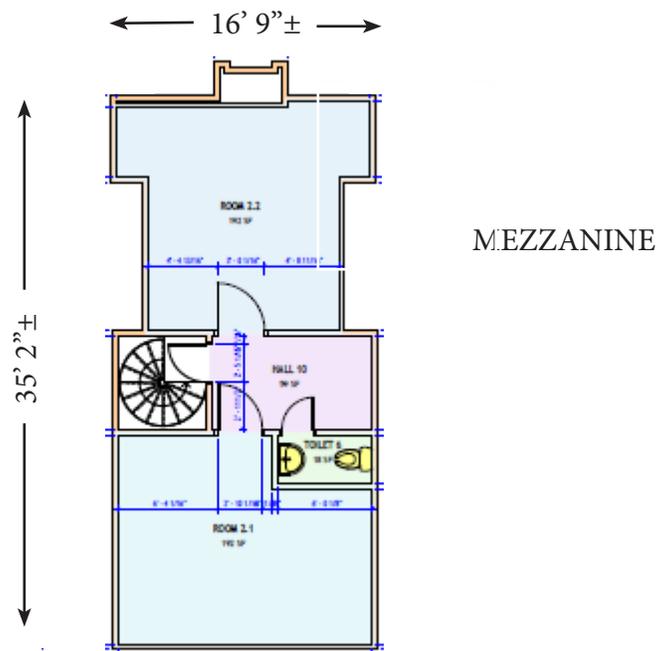
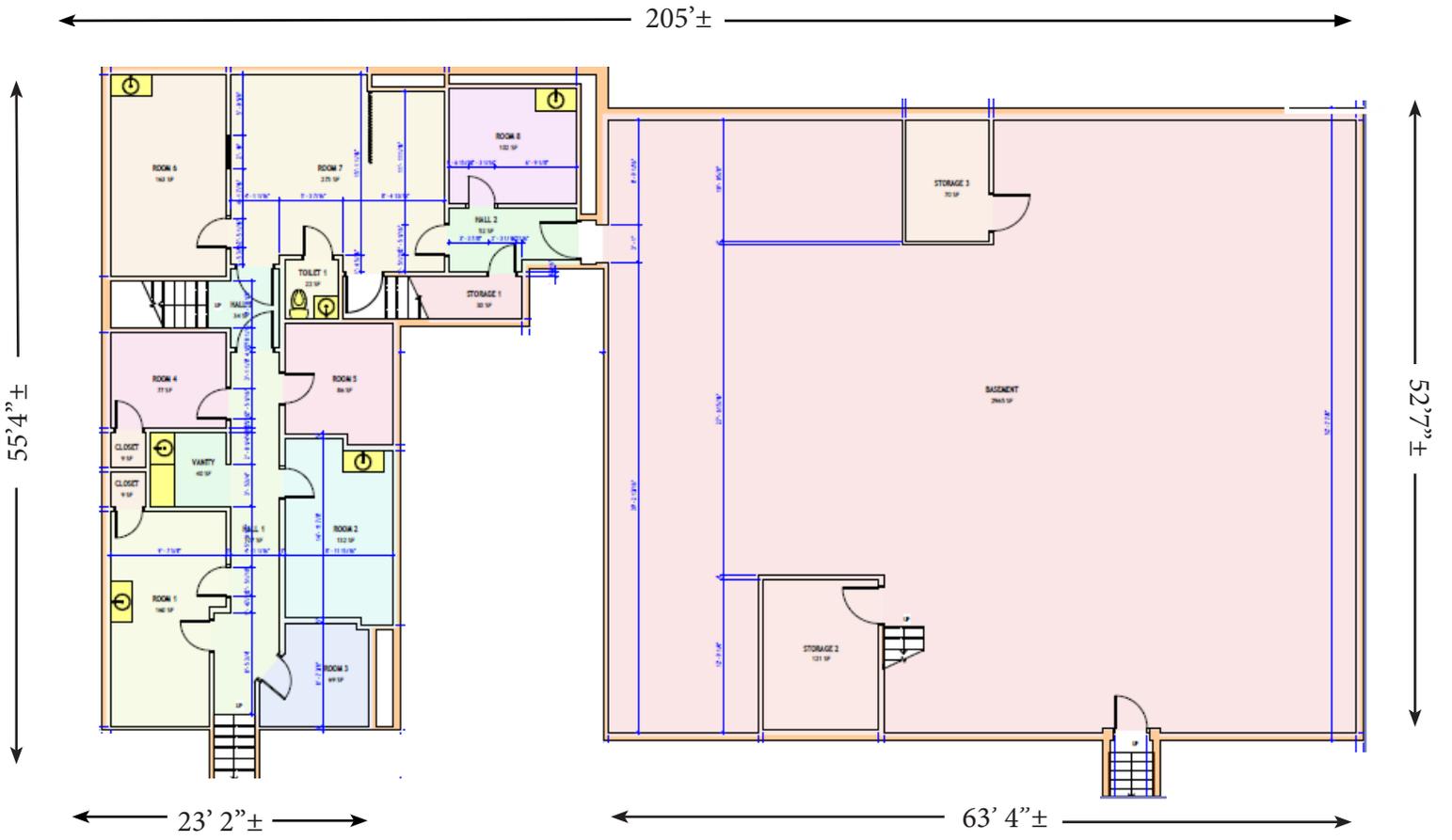


Description	Leasable Area
First Floor	6,454± SF
Mezzanine Finished	520± SF
Basement Finished	1,500±SF
TOTAL LEASABLE AREA	8,474±SF

Information per the South Portland Tax Assessor

FLOOR PLAN | BASEMENT & MEZZANINE

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