

FOR SALE | DEVELOPMENT SITE

189 Anderson Street | Portland, ME



Boundaries are approximate



MIXED-USE REDEVELOPMENT SITE

- Former auto repair building to be renovated or cleared for a new building to be built
- Site Plan approvals in place
- Located in Portland's East Bayside neighborhood with easy access to I-295

SALE PRICE: \$845,000



MIKE ANDERSON

207.358.7028 D

207.318.5969 C

mike@malonecb.com

MALONE COMMERCIAL BROKERS

5 Moulton Street • Suite 3

Portland, ME 04101

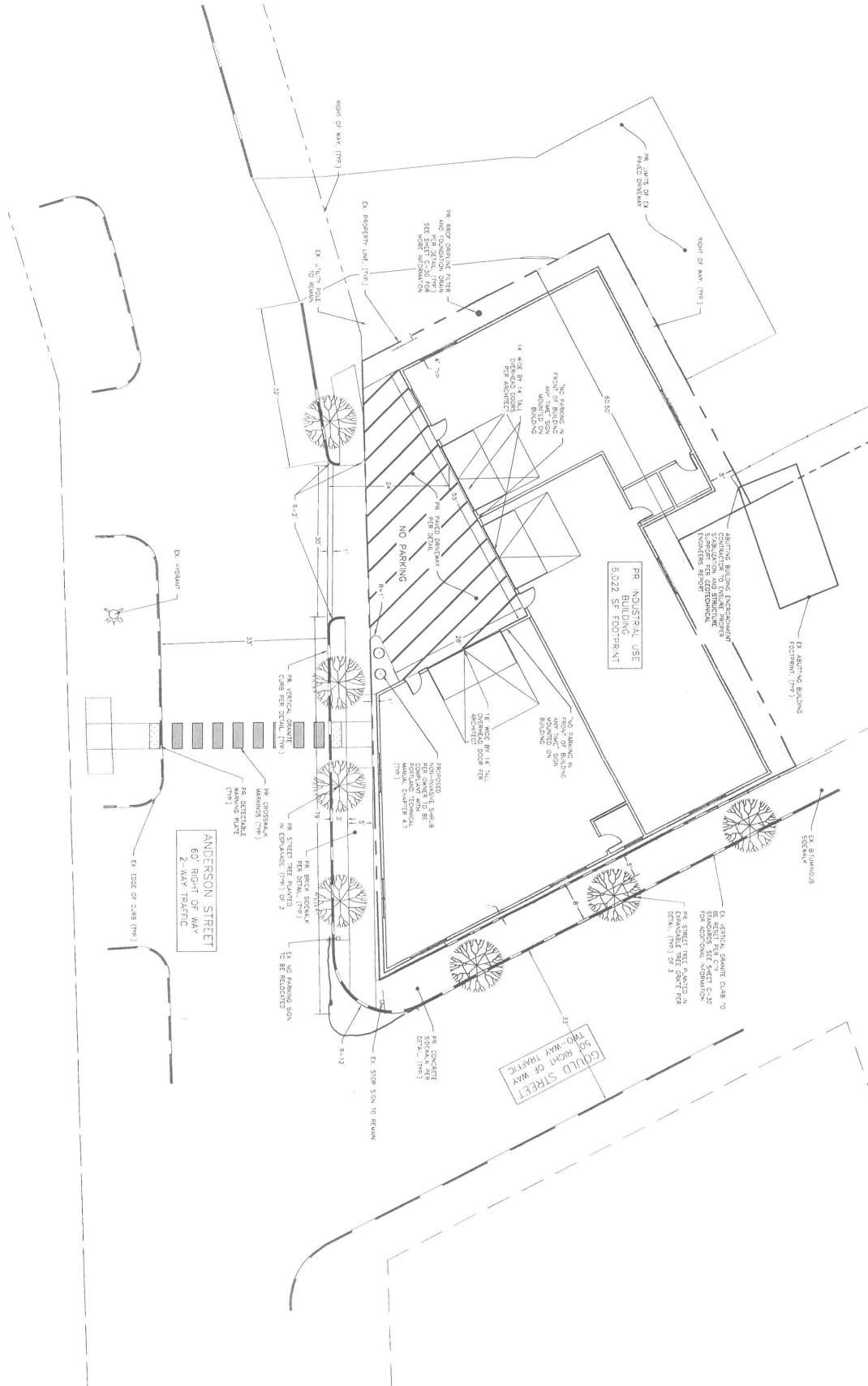
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OWNER: Munjoy Valley, LLC	BUILDING SIZE: 1,635± SF
DEED: Book 38233, Page 287	YEAR BUILT: 1950
ASSESSOR: Map 10, Block A, Lot 26	STORIES: One (1)
LOT SIZE: 0.1891± AC	PROPOSED BUILDING SIZE: 6,022± SF 24' high with 16' ceiling height Zoning allows for up to 75' high
UTILITIES: Public Water & Sewer	ZONING: B5 (previously I-Lb zone)

PERMITTED & CONDITIONAL USES

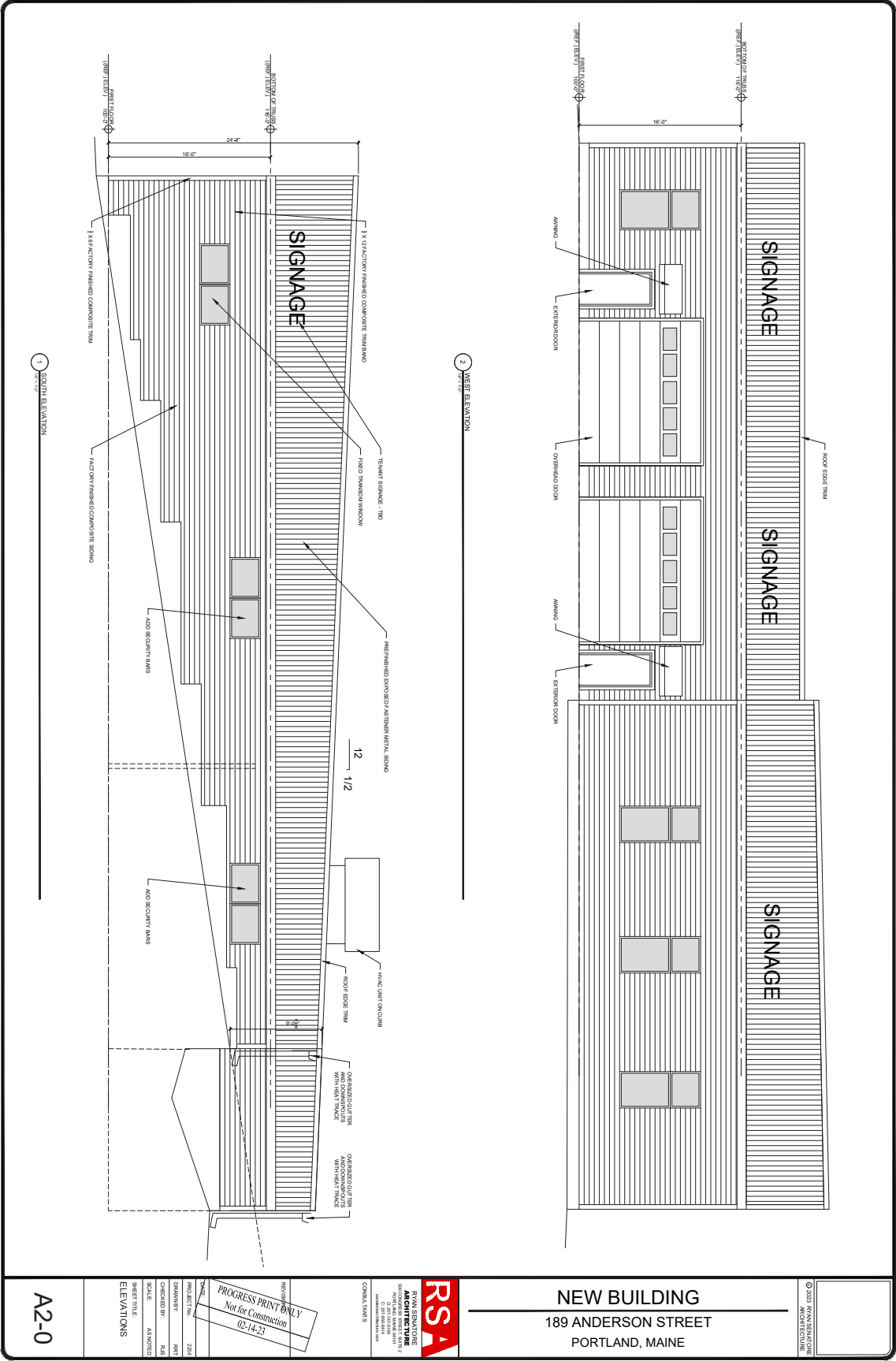
- Permitted Uses:
- Two-family dwellings
 - Three-family dwellings
 - Four-family dwellings
 - Townhouse dwellings
 - Multi-family dwellings
 - Live/work dwellings
 - Lodging houses
 - Child care centers & small child care facilities
 - Clinics
 - Cultural facilities
 - Elementary, middle & secondary schools
 - Governmental uses
 - Places of assembly
 - Post-secondary schools
 - Residential care facilities
 - Bars
 - Exhibition, meeting & convention halls
 - General offices
 - General services
 - Hostels
 - Hotels
 - Intermodal transportation facilities
 - Market gardens
 - Recreation & amusement centers
 - Restaurants
 - Retail
 - Specialty food service
 - Theaters & performance halls
 - Communication studios
 - Low-impact industrial
 - Printing & publishing
 - Studios for artists & craftspeople
 - Marine uses
 - Off-street parking
 - Parks & open spaces
 - Solar energy systems (minor)
 - Utility substations
- Conditional Uses:
- Emergency shelters
 - Laboratory & research facilities
 - Social service centers
 - Wind energy systems (minor)





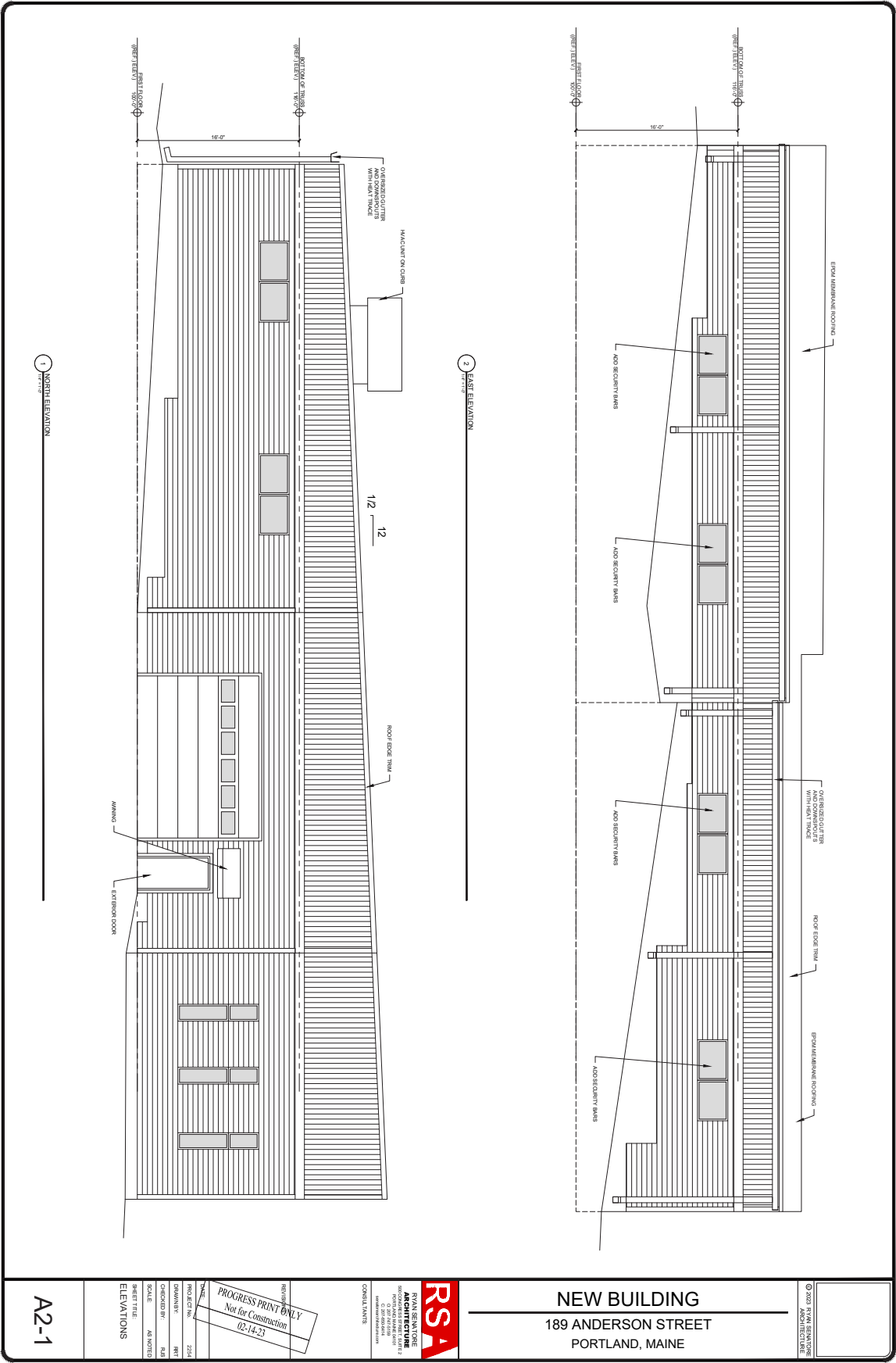
PROPOSED BUILDING ELEVATIONS

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