

RESTAURANT OR RESIDENTIAL REDEVELOPMENT SITE 3.42± AC of real estate conveniently located in

Portland.

• Zoned as B2, this site is well suited for a high-density residential redevelopment.

• Two existing entrances off Forest Avenue, located directly on a bus route.

• 8,771± SF of existing restaurant space with 52± parking spaces on-site.

• Sale Price: \$1,750,000



FOR SALE 1871 FOREST AVENUE, PORTLAND, ME 04103



PROPERTY HIGHLIGHTS

OWNER OF RECORD	Powell Realty
ASSESSOR'S REF.	Map 327A / Block A / Lot 4
BUILDING SIZE	8,771± SF
LOT SIZE	3.42± Acres
ОНД	One (1) overhead door 7' x 8'
ZONING	B2 - Business Community
YEAR BUILT	1910
UTILITIES	Public water and sewer
PARKING	52± parking spaces on-site
ANNUAL RE TAXES	\$14,974.87 (2024)
SALE PRICE	\$1,750,000 *See broker for FF&E details









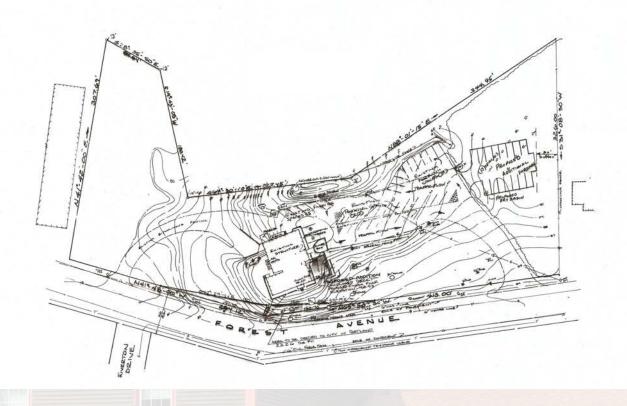




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SITE PLAN



ZONING

PERMITTED AND CONDITIONAL 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, and secondary schools
- Governmental uses
- Places of assembly
- Post-secondary schools
- Residential care facilities (small)
- Residential care facilities (large)
- Auto, boat, and related dealerships

- Auto service stations
- Bars
- Bed and breakfasts
- Funeral Homes
- General offices
- General services
- Greenhouse/nursery (retail)
- Hotels
- Intermodal transportation facility
- Marijuana retail store
- Market gardens
- Recreation and amusement centers
- Registered marijuana dispensary
- Restaurants
- Retail
- Small-scale marijuana caregiver
- Specialty food service

- Theaters and performance halls
- Veterinary services
- Communication Studios
- Dairies
- Laboratory and research facilities
- Low-impact industrial
- Studios for artists and craftspeople
- Parks and open spaces
- Social service centers
- Solar energy system (minor)
- Utility substations
- Wind energy (minor)



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