

# FOR SALE



**736 FOREST AVE, PORTLAND, ME 04103**

## PROPERTY HIGHLIGHTS

- Mixed-Use in Portland Zone B-2b
- 3,540 SF of total finished space
- Commercial space = 829 SF, with a high-visibility front entrance on Forest Ave. 2BD / 1BA unit = 945 SF, entrance on Pleasant Ave. BD / 2BA unit = 1,766 SF, separate entrance,
- All utilities are metered separately
- 3-4 Parking spaces on the property
- Close to USM and UNE, located minutes from I-295 and downtown Portland, and within half a mile of Back Cove, Stevens Ave, Deering neighborhood, and Woodfords Corner.

**SALE PRICE:**  
**\$899,000**  
**\$254/SF**

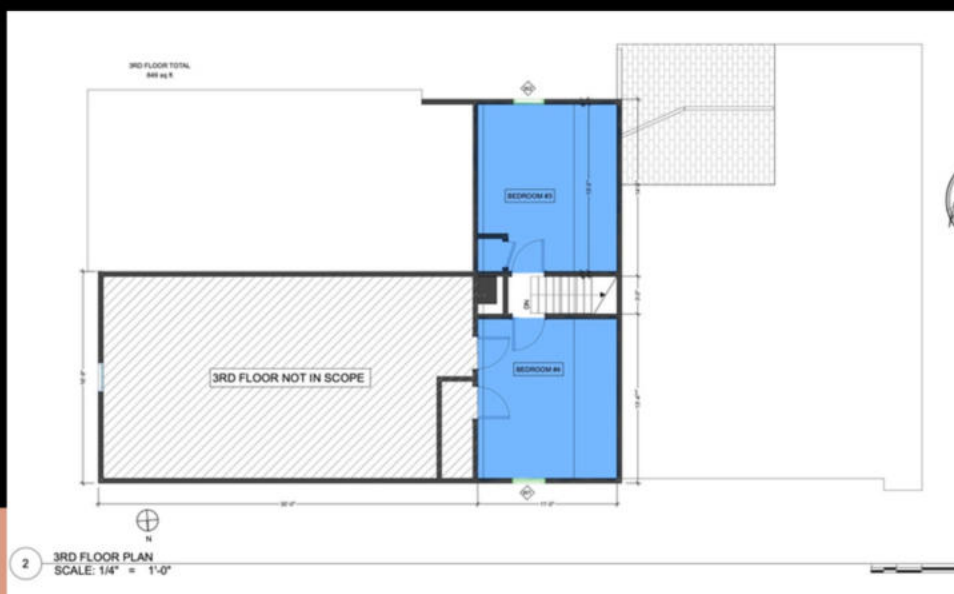
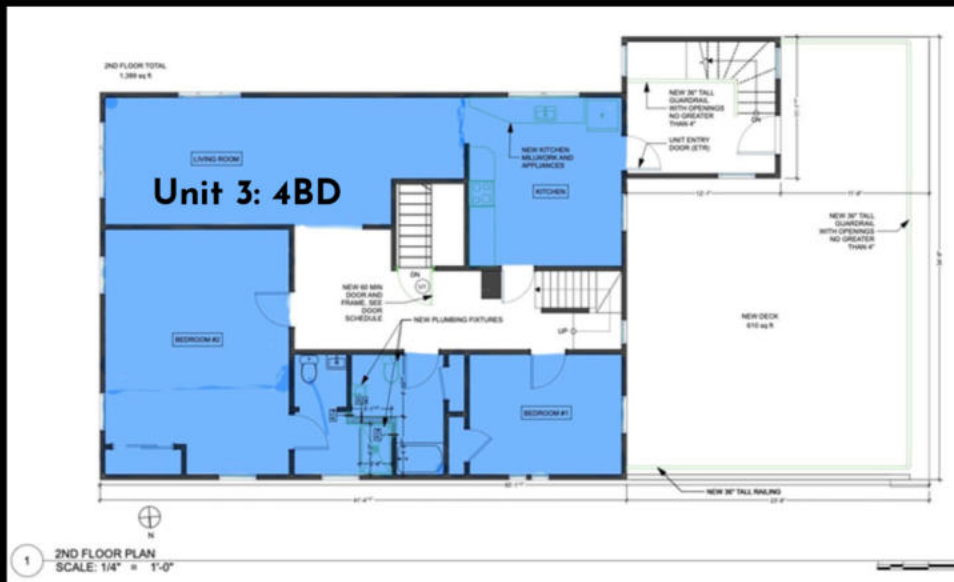
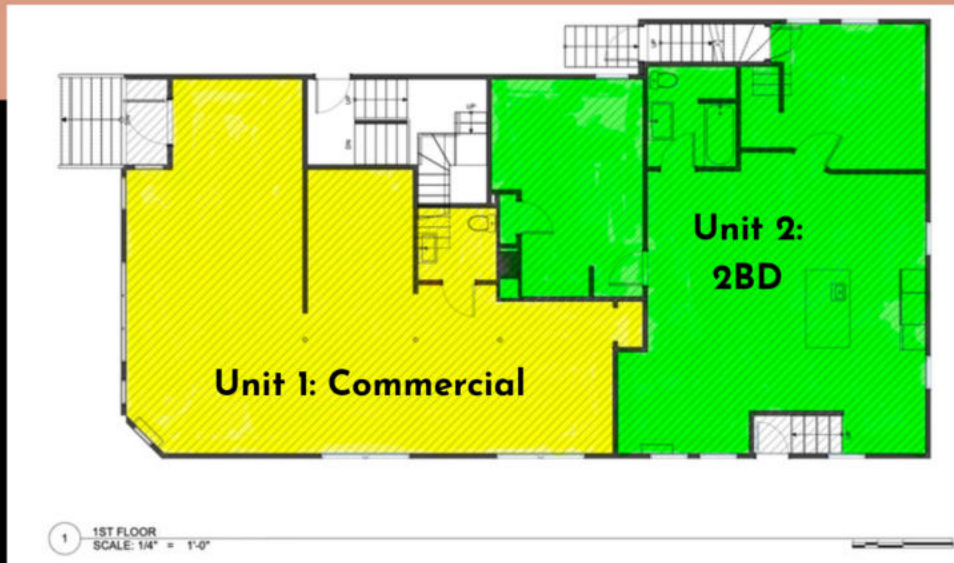
**ELEVATE**  
MAINE REALTY

## PROPERTY HIGHLIGHTS

OWNER	DOS MINGOS LLC
TAX MAP	MAP 130, LOT 18
BUILDING SIZE	3,540± SF
LAND AREA	0.09± AC
ZONING	B-2B
YEAR BUILT	1900 - renovated 2025
UTILITIES	NATURAL GAS, WATER, AND SEWER
HEATING	NATURAL GAS-FIRED, DIRECT VENT
PARKING	3-4 PARKING SPACES

High-visibility property in the Mixed Use Zone B-2B, located on the corner of Forest Ave & Pleasant Ave, just north of Woodford's Corner. The property offers a first-floor 829 SF commercial corner suite with approx 35,000+ cars/day traffic count - ideal for retail, office, salon/barber, and other permitted uses (see land use docs). The upper levels contain two vacant, fully renovated residential units with separate entrances: a 2BD/1BA (945 SF, projected rent \$2,750/month) and a 4BD/2BA (1,766 SF, projected rent \$3,900/month). Strong rental demand and modern finishes position these units for immediate occupancy. Additional features include off-street parking for 3 vehicles, abundant street parking, and direct access to public transportation. Strategic location minutes from I-295 and downtown Portland, and within half a mile of Back Cove, Stevens Ave Deering neighborhood (Norimoto Bakery, Rambler Café, Pat's Meat Market), and Woodfords Corner amenities. A flexible investment opportunity suitable for owner-occupiers or investors seeking a mixed-use property with strong signage visibility and cash flow potential. Also listed as MULTI-FAMILY MLS#: 1638196





**Old Port**

**Woodford's  
Corner**



**Pleasant Ave to  
Stevens Ave --->**



**MICHAEL NAVARRO**

Owner, Broker  
(207) 203-9022  
michael@elevatemaine.com

**MELANIE CRANE**

Owner, Broker  
(207) 650-4218  
melanie@elevatemaine.com

**211 US ROUTE 1  
FALMOUTH, ME 04105  
ELEVATEMAINE.COM  
(207) 331-4565**

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