

360 CUMBERLAND AVE PORTLAND, ME 04101

FOR SALE



## INVESTMENT PROPERTY

For More Information, Please Contact:



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# PROPERTY INFORMATION



|                          |                                  |
|--------------------------|----------------------------------|
| <b>Address</b>           | 360 Cumberland Ave, Portland, ME |
| <b>Owner</b>             | Stark Industries LLC             |
| <b>List Price</b>        | \$2,257,461.73                   |
| <b>NOI</b>               | \$169,309.63                     |
| <b>Cap Rate</b>          | 7.5%                             |
| <b>Deed</b>              | Book 36039 / Page 060            |
| <b>Building Size</b>     | 6,800 ± SF                       |
| <b>Land Size</b>         | 0.1218 ± Acres                   |
| <b>Residential Units</b> | 5 Units                          |
| <b>Commercial Units</b>  | 4 Units                          |
| <b>Structures</b>        | 2 Structures                     |
| <b>Roof</b>              | Rubber Membrane                  |
| <b>Foundation</b>        | Slab                             |

360 Cumberland Avenue is a ±6,800 SF mixed-use building situated on ±0.12 acres in the heart of Portland, just steps from the Old Port, one of the city's most desirable and walkable destinations. The two-story asset consists of five residential units and four street-level commercial spaces, offering a strong blend of stable in-place income and long-term upside in a proven urban submarket.

The ground-floor commercial units benefit from excellent visibility and foot traffic along Cumberland Avenue, supported by a dense surrounding mix of restaurants, retailers, entertainment venues, and hospitality uses that define downtown Portland. Residential units above feature updated interiors, efficient layouts, and consistent demand driven by proximity to employment centers, the waterfront, and Portland's vibrant dining and arts scene.

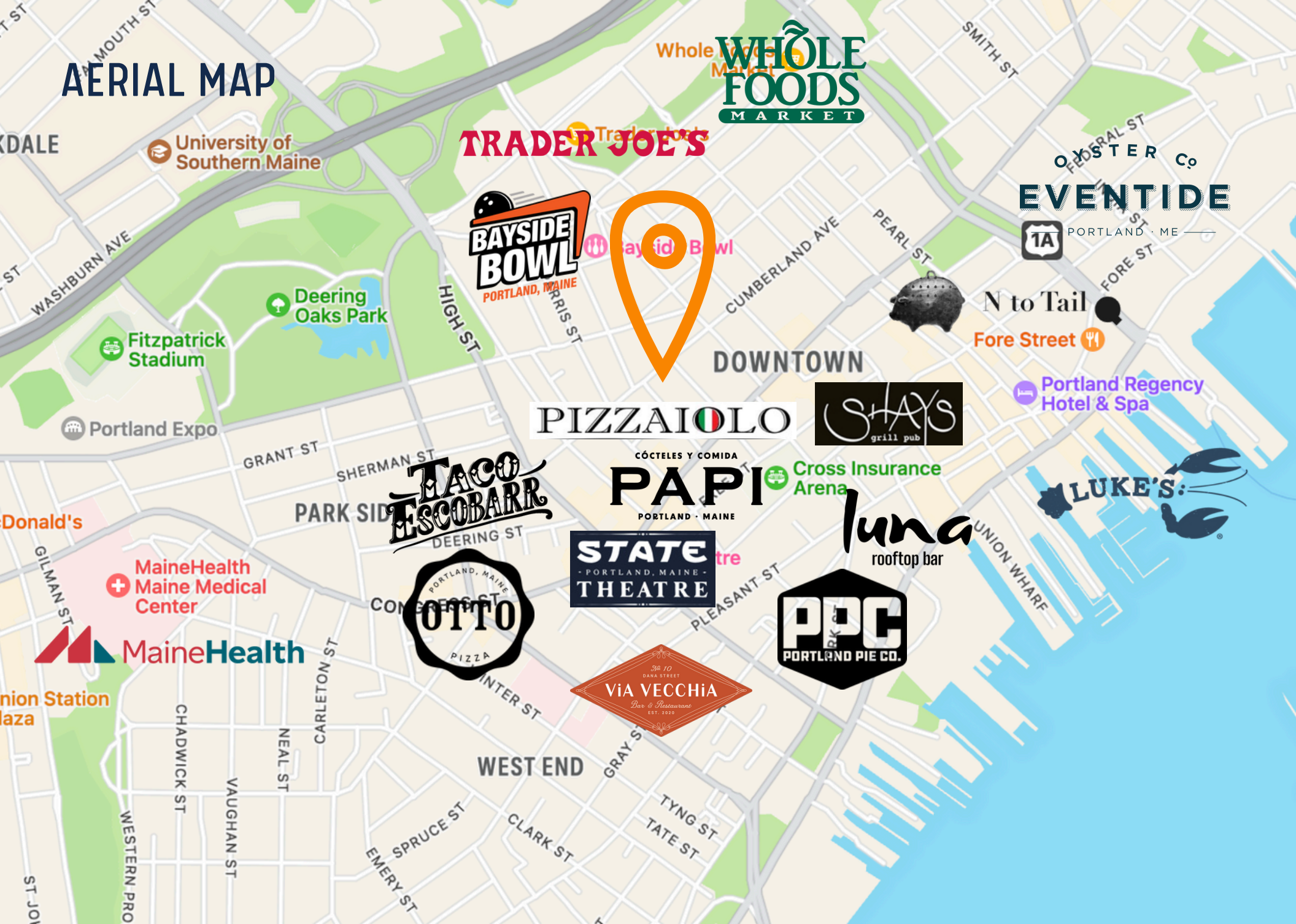
Recent exterior improvements have enhanced curb appeal while preserving classic Portland character, and the property's urban infill location provides a durable investment profile with limited nearby supply. With close proximity to the Old Port, Commercial Street, Cross Insurance Arena, and major employers and institutions, 360 Cumberland Avenue presents a compelling opportunity to acquire a stabilized, income-producing asset in one of Southern Maine's strongest and most resilient markets.







# AERIAL MAP



# INVESTMENT OPPORTUNITY

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