

FOR SALE

PROPERTY ONLY | BUSINESS NOT INCLUDED

COYNE

COMMERCIAL PARTNERS

AT KELLER WILLIAMS REALTY



OFFICE / WAREHOUSE

480 Riverside Street, Portland, ME 04103

PROPERTY HIGHLIGHTS

This 6,020± square-foot office and warehouse property offers a flexible opportunity for an owner-user or investor within Portland's established Riverside commercial corridor. Delivered vacant at closing, the property is ready for immediate occupancy or leasing.

- Potential for single-user or multi-tenant occupancy
- One 8' x 8' drive-in overhead door
- 24± on-site parking spaces
- Convenient access to I-95 and major transportation routes
- Strong visibility along a high-traffic commercial corridor
- Rubber membrane roof replaced in 2018

LIST PRICE: \$1,500,000

For more information, contact:

Kevin M. Coyne | 207-415-8200 | kevincoyne@kw.com



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PROPERTY SPECIFICS

PROPERTY TYPE	Office / Warehouse
BUILDING SIZE	6,020± SF
LAND AREA	63,900± SF
YEAR BUILT	1986
CONSTRUCTION	Concrete Block
ZONING	IM - Moderate Industrial

The building includes office space, a conference room, kitchen, warehouse space, utility room, server room, and mezzanine area, creating a functional and adaptable layout for owner occupancy or potential multi-tenant use.

PORTLAND DEMOGRAPHICS

POPULATION	68,854 (2024)
ANNUAL GROWTH RATE	0.5%
MEDIAN AGE	37.8 YEARS
MEDIAN HOUSEHOLD INCOME	\$79,540
MEDIAN PROPERTY VALUE	\$565,000
HIGHER EDUCATION	59.7%

Portland combines strong household incomes, high property values, and an educated resident base with a diverse economy, active commercial corridors, and steady demand from both residents and businesses.

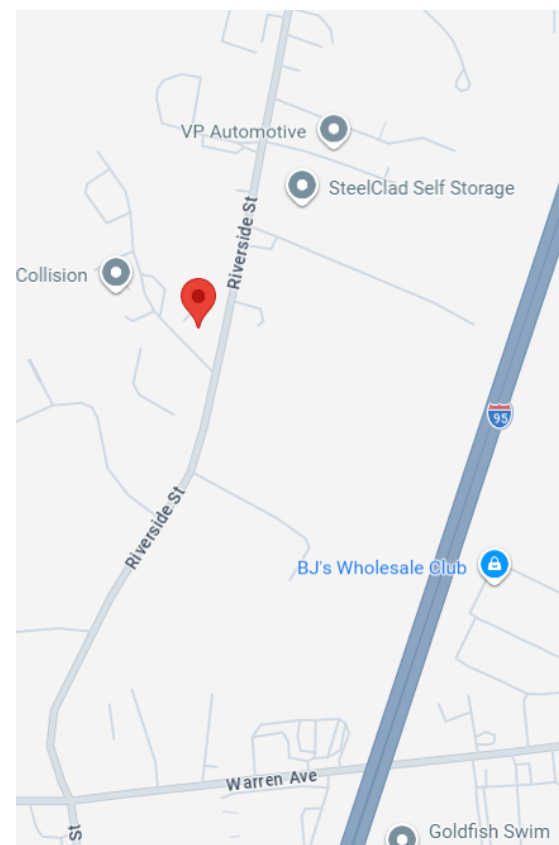
CONTACT



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Keller Williams Realty

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