618 WASHINGTON AVE, PORTLAND, ME 04103

FOR SALE



RAINBOW UNITED METHODIST CHURCH

For More Information, Please Contact:



Chip Lawrence
Corporate Pilot / Sales Operations Manager
(800) 514-0673
chip@corefirms.com

CORE

OPPORTUNITY OVERVIEW

Address	618 Washington Ave, Portland, ME 04103
Sale Price	**$1,200,000**
Available By	Now
Building SF	7,600 ± SF
Lot Size (Acres)	0.34 ± Acres
Number of Structures	1
Water	Public
Sewer	Public
Driveway Surface	Asphalt
Number of Units	6

Perfect for redevelopment or conversion, this premier 0.34-acre property is ideally situated on the north side of I-295, just a quarter-mile from the highway and half a mile from the Northeastern University Roux Institute. Currently zoned B-1 (Neighborhood Business) and directly adjacent to an R-3 residential zone, the site offers exceptional versatility for adaptive reuse into retail space, a multi-office complex, or multi-family housing unit. Natural gas for heating and hot water. Looking at the picture The left side of the structure is the original Church built in 1900 and renovated in 2003. The Right side of the structure was built new in 2003.



PROPERTY DETAILS

SALE DETAILS

Sale Price	$1,200,000
As-Complete Cap Rate	8%
Seller	Rainbow Methodist Church
NOI as complete	$97,500

PROPERTY

Primary Property Type	Specialty, Multifamily, Office, Retail
Secondary Property Type	retail
Building SF	7,600 ± SF
Year Built	1900
Year Renovated	2003
Number of Units	6

PROPERTY

Number of Structures	1

SITE AND PLANNING

Zoning	B-1
Total Parking Spaces	16
Lot Size (Acres)	0.34 ± Acres
Flood Zone	No

BUILDING AND SYSTEMS

Fuel Type	Natural Gas
Construction Type	Wood Frame
Heat Source	Forced hot water
Roof Age	3 Years
Elevator	Yes

PROPERTY DETAILS CONTINUED

BUILDING AND SYSTEMS

Roof Type	Asphalt Shingle
Facade	Vinyl Sided
Water	Public
Sewer	Public

SPECIALTY DETAILS

Driveway Surface	Asphalt

PROPERTY PHOTOS









PROPERTY PHOTOS

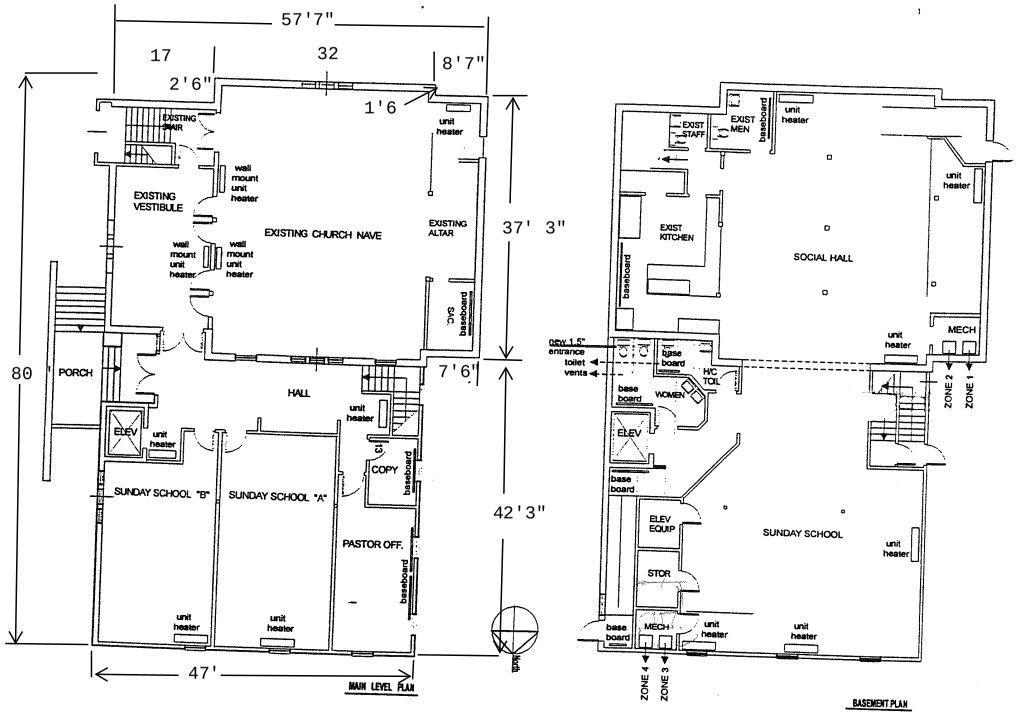






Washington Ave
16 Parking spots

Rainbow United Methodist Addition
Washington Ave. Portland, ME



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DEMOGRAPHICS

PORTLAND, MAINE

POPULATION

68,854

Portland, Maine · ACS 2024 5-year

UNEMPLOYMENT RATE

4.2%

Civilian labor force · Portland, Maine · ACS 2024 5-year

MEDIAN HOUSEHOLD INCOME

$79,540

Portland, Maine · ACS 2024 5-year

CIVILIAN LABOR FORCE

42,094

Portland, Maine · ACS 2024 5-year

MEDIAN MONTHLY GROSS RENT

$1,577

Portland, Maine · ACS 2024 5-year

HOUSING UNITS

36,559

Portland, Maine · ACS 2024 5-year

BACHELOR'S DEGREE OR HIGHER

59.7%

Adults 25+ · Portland, Maine · ACS 2024 5-year

HOUSEHOLDS TREND

2020-2024 ACS

HOUSEHOLDS CHANGE 2020–2024

+7.0%



ACS 5-year estimates by release year; overlapping survey periods. Vertical scale adjusted to show change.

SOURCES & CITATIONS

Compiled Nov 9, 2026 · all supporting citations appear below

1. U.S. Census Bureau — American Community Survey annual 5-year estimates, 2020-2024 (5 annual releases)

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