

FOR SALE/LEASE

UNSURPASSED VISIBILITY, LOCATION, & CURB APPEAL

130 WESTERN AVENUE, SOUTH PORTLAND, ME 04106

PRICE IMPROVED!



PROPERTY HIGHLIGHTS

- 20,700± SF building, divisible to 5,000± SF
- Located on the corner of Gorham Road and Western Avenue near the Maine Mall
- Strategically positioned on the corner at a lighted intersection
- Traffic counts average total 32,000± vehicles per day
- Freestanding roadside pylon sign
- Newer roof & HVAC, building in excellent condition
- Close to I-95, I-295 and the Portland Jetport
- A wide variety of permitted commercial uses

Sale Price: \$4,950,000 \$3,995,000

Lease Rate: \$18.00 - 22.00/SF NNN



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PROPERTY HIGHLIGHTS

OWNER OF RECORD:	130 Western Avenue, LLC
DEED REFERENCE:	35190 / 240
ASSESSOR'S REFERENCE:	Map 050, Block 164A
SPACE AVAILABLE:	5,000± SF - 20,700± SF
BUILDING SIZE:	20,700± SF (Two Stories)
YEAR BUILT:	1987
LAND SIZE:	2.0± AC
PARKING:	Forty-six (46) spaces
TRAFFIC COUNT:	32,000± AADT
ZONING:	WACC - Western Avenue Commercial Corridor
UTILITIES:	Public water and sewer
HVAC:	Gas-fired, forced air
BUILDING HEIGHT:	28'±
SPRINKLERS:	Yes, fully sprinklered
ELEVATOR:	Yes
LOADING DOCK:	One (1)
AREA BUSINESSES:	Home Depot, Jordan's Furniture, Hannaford, Harbor Freight, TJ Maxx, Buffalo Wild Wings, Olive Garden, Macy's, Best Buy, Dick's Sporting Goods, Guitar Center, DSW and many more
SALE PRICE:	\$3,995,000
LEASE RATE:	\$22/SF NNN Ground Floor \$18/SF NNN Upper Floor

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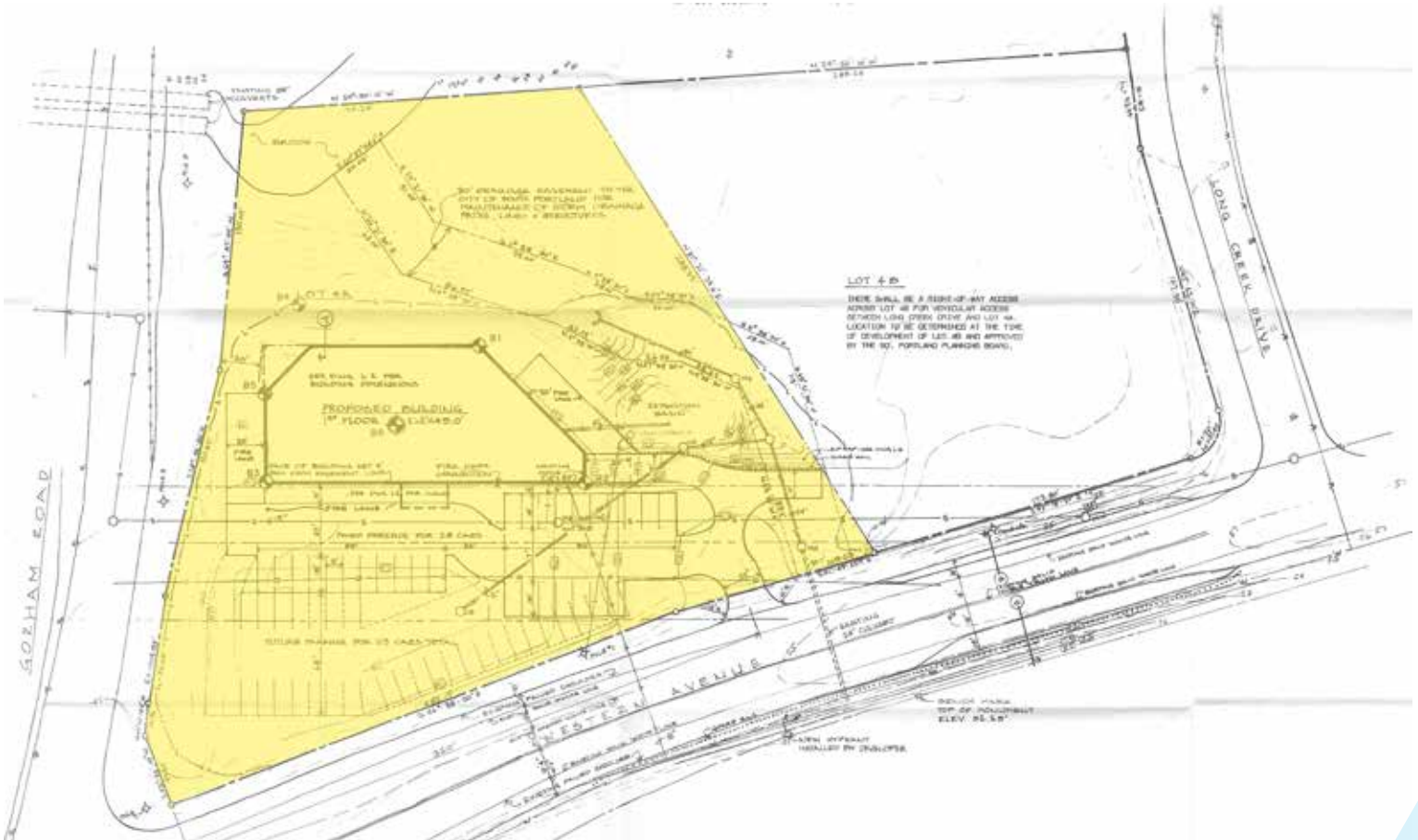


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SITE PLAN

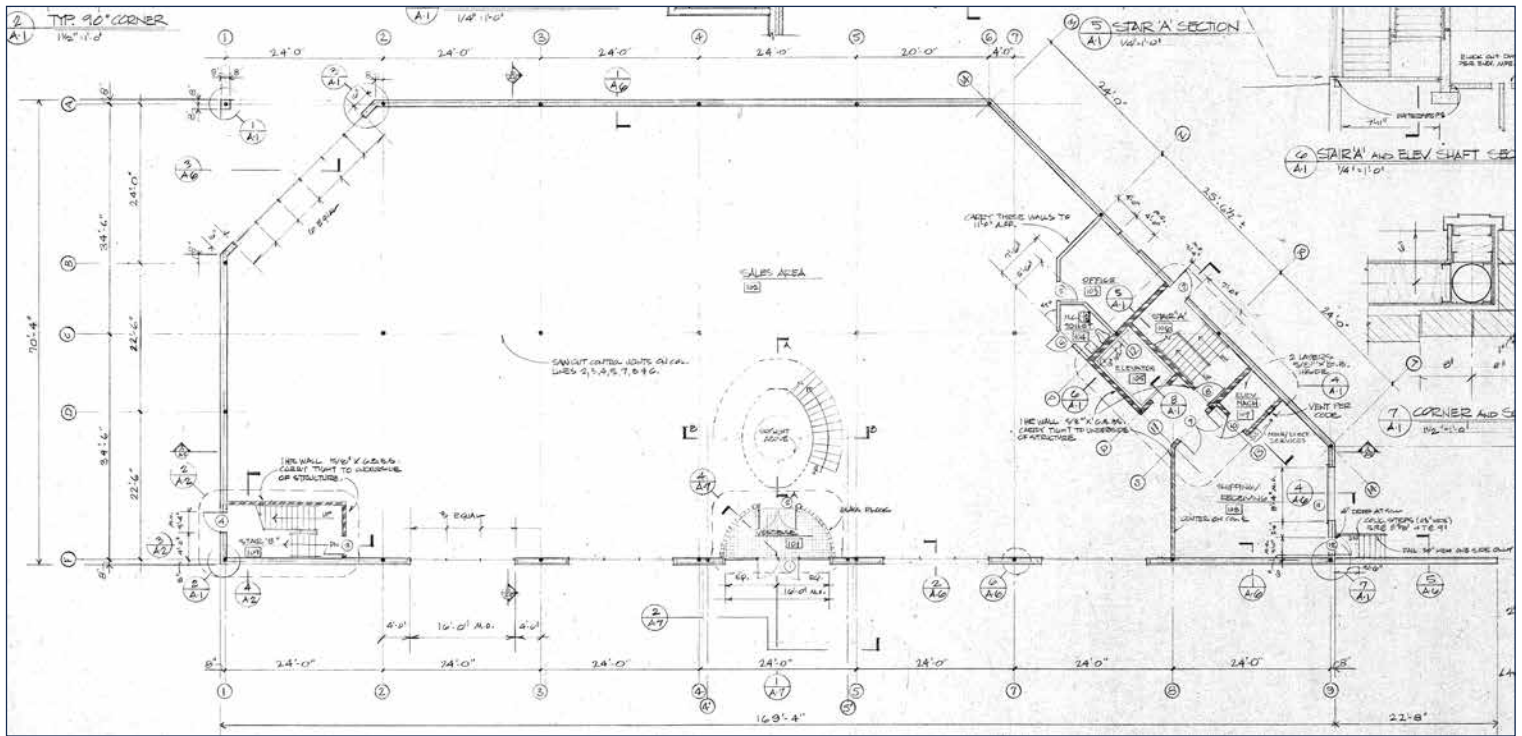


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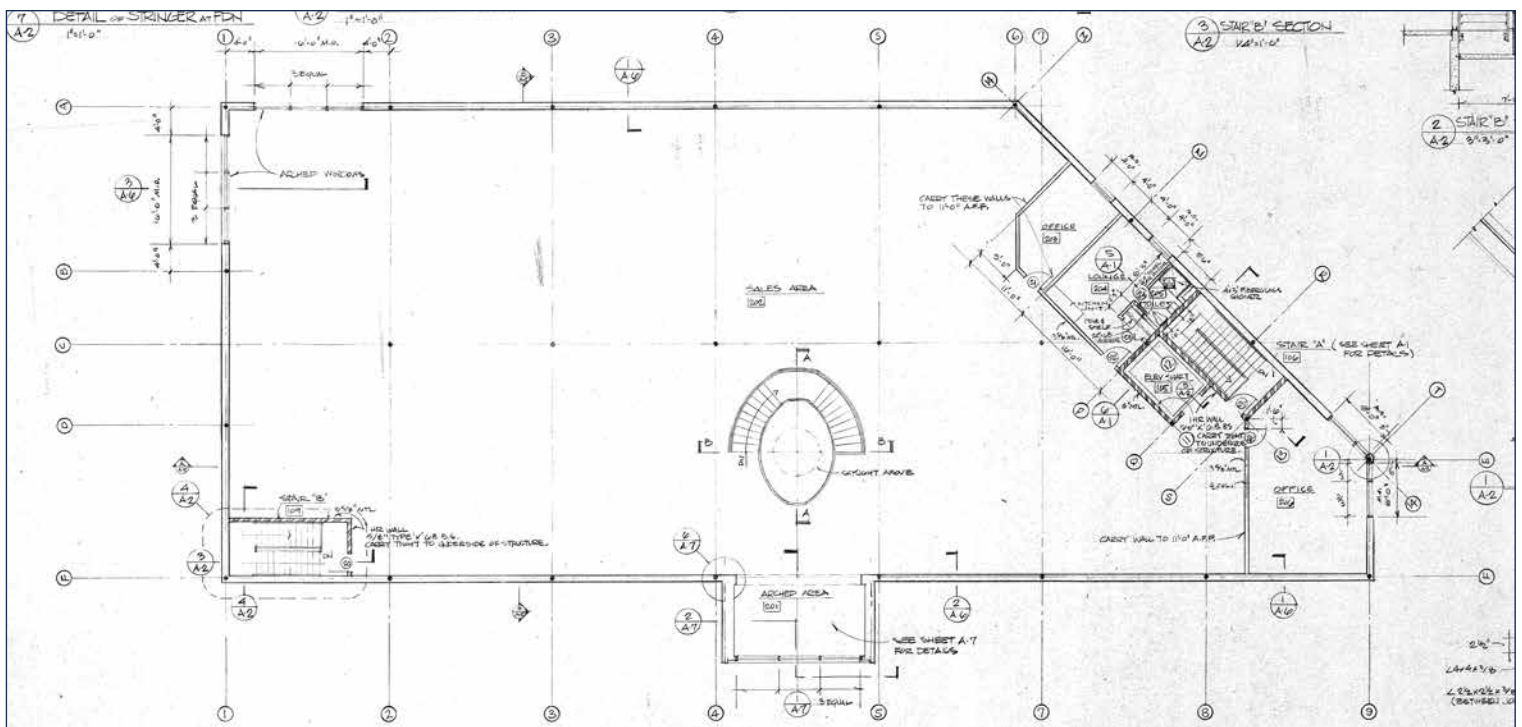
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1ST FLOOR PLAN



2ND FLOOR PLAN

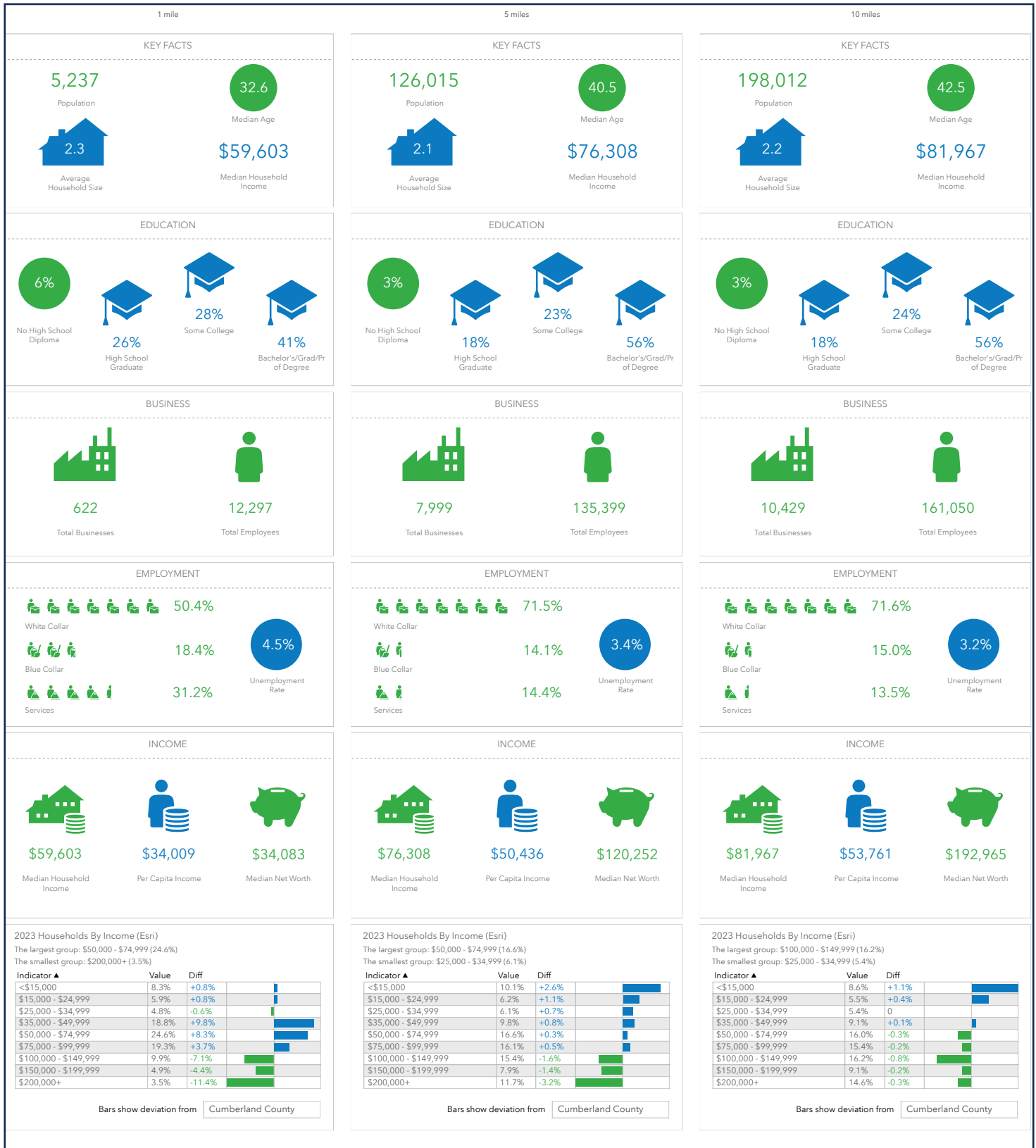


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DEMOGRAPHICS



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ZONING INFORMATION

Western Avenue Commercial Corridor (WACC): The purpose of the WACC district is to accommodate higher intensity commercial uses, while still serving the surrounding residential neighborhoods. Permitted uses include:

- Retail stores and business establishments.
- Financial services, including branch banks.
- Restaurants (no drive-through facilities).
- Professional offices and office complexes.
- Personal and business services.
- Child, Adult, or combined daycare centers.
- Lodging establishments
- Automotive repair services*
- Automotive filling stations*
- Car washes*
- Motor vehicle sales*

* Special Exception Uses

CONTACT US



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.