

FOR SALE • MIXED-USE PROPERTY

35-41 Danforth Street • Portland, ME



PRICE REDUCTION



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7,230± SF MIXED-USE BUILDING

- Prime location on Portland's Peninsula
- Off-street parking for 10± cars
- Over 7,000± SF with retail/flex space on the first floor and upper-level office and apartment for additional rental income
- Ideal for an owner-user or investor

SALE PRICE: ~~\$2,200,000~~ \$1,895,000



PROPERTY SUMMARY

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Site Info

OWNER:	OSDBA Holdings LLC
DEED:	Book 41076, Page 123
ASSESSOR:	Map 40, Block B20 , Lot 1
LOT SIZE:	0.19± AC
SIGNAGE:	On building
PARKING:	On-site parking lot and street parking
ROAD FRONTAGE:	85' ± on Danforth Street
ZONING:	B3 - Downtown Business
PROPERTY TAXES:	\$15,201.55 (2026)

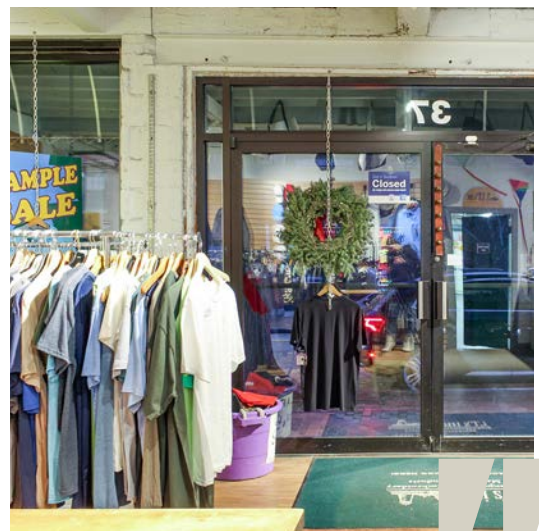
Building Info

BUILDING SIZE:	7,230± SF (including basement)
SPACE BREAKDOWN:	1st floor: 2,070± SF with 600± SF Multi-use storage space 2nd floor office: 2,100± SF
APARTMENT:	780± SF 1 Bed/1 Bath
YEAR BUILT:	1930
CONSTRUCTION:	Wood-frame
ROOF:	Mixed
SIDING:	Brick
FLOORING:	Wood & Concrete
OVERHEAD DOOR:	One
HVAC:	Hot water/steam
UTILITIES:	Public water/sewer
RESTROOM:	Two (2)
SPRINKLER:	No
SPACE INFO:	1st Floor: Warehouse & retail space 2nd Floor: Offices, kitchen & bathroom



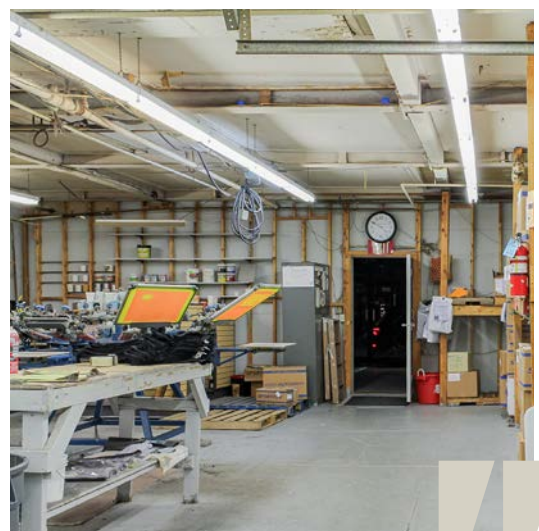
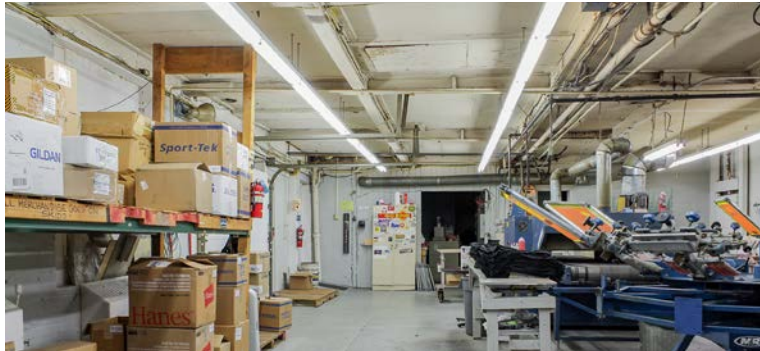
RETAIL SPACE PHOTOS

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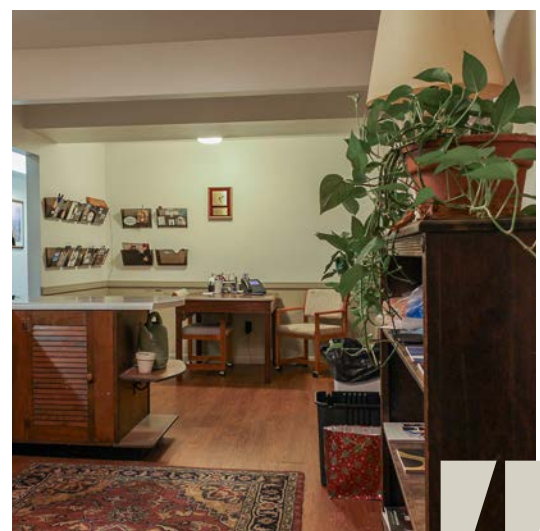
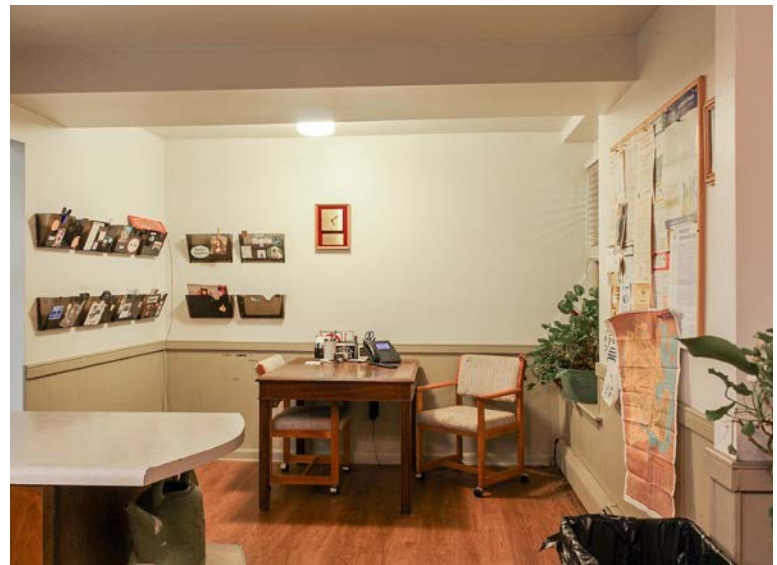
WAREHOUSE SPACE PHOTOS

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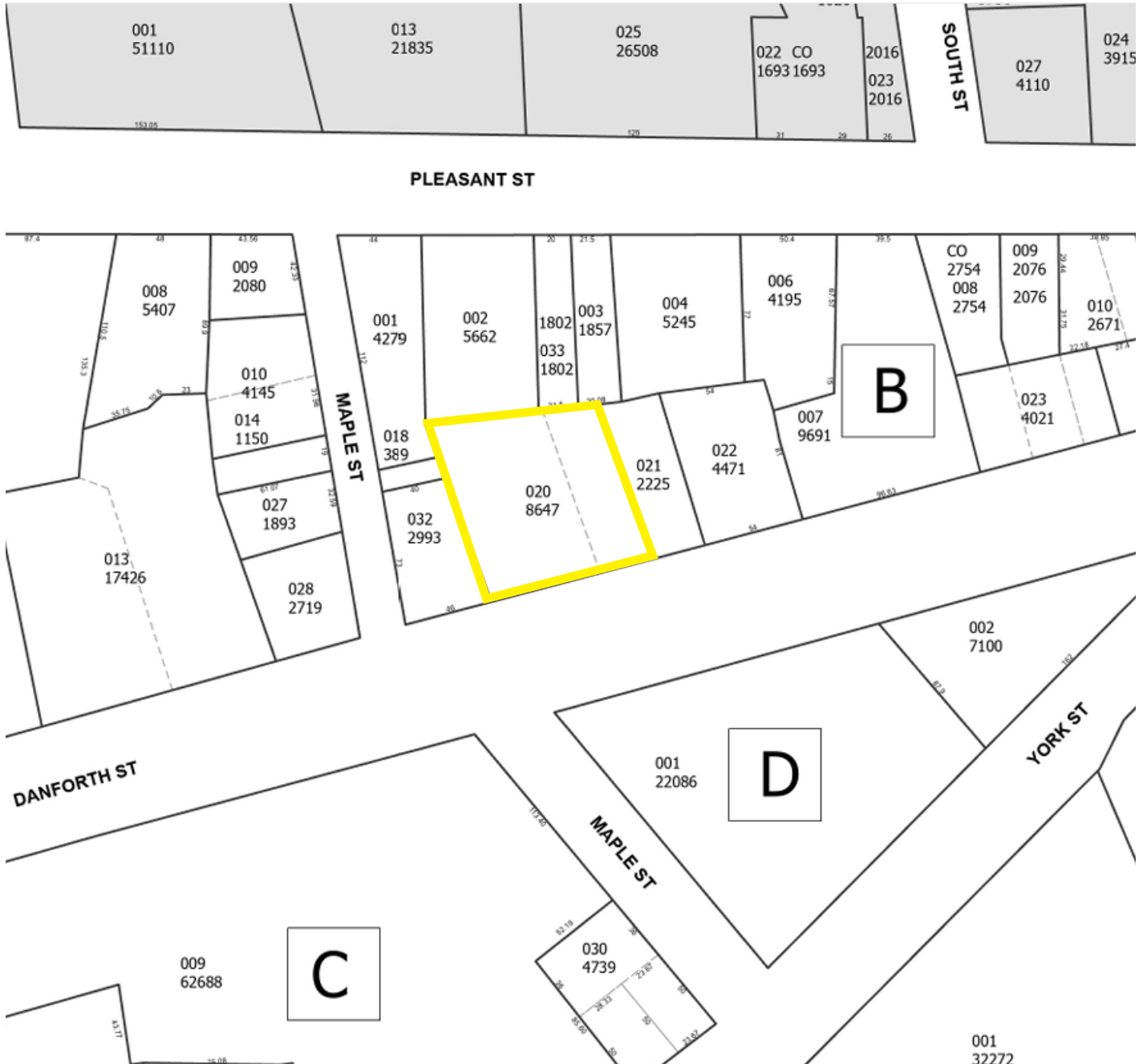
SECOND FLOOR PHOTOS

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TAX MAP

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THREE MILE DEMOGRAPHICS

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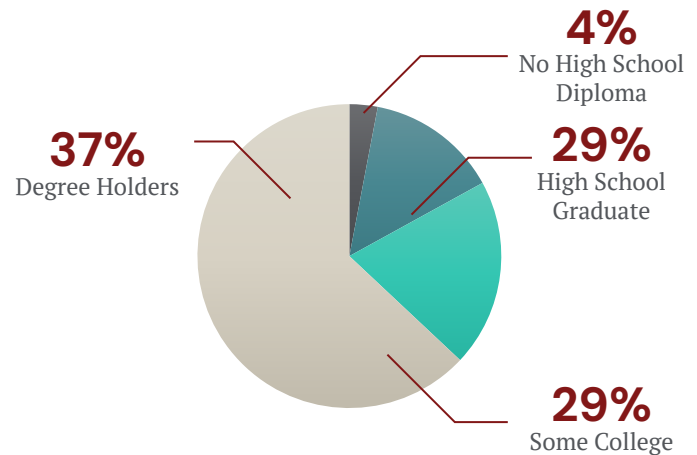
5,189

Total Businesses

68,494

Total Employees

Education



74,563

Population

2.0

Average Household Size

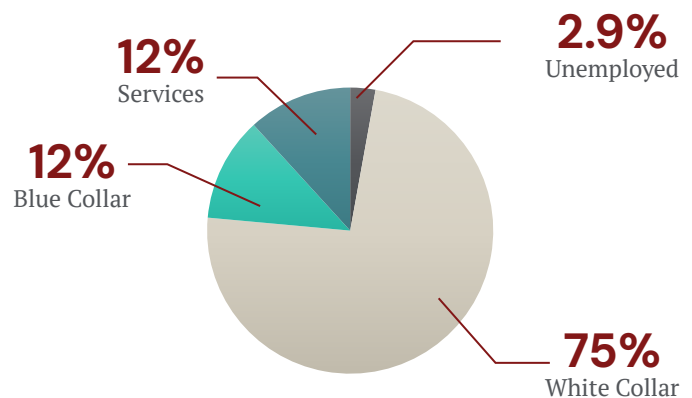
39.3

Average Age

\$88,840

Average Household
Income

Employment



LOCATION MAP

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NEARBY

STAY



DINE



SHOP



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