

# FOR SALE • MIXED-USE PROPERTY

35-41 Danforth Street • Portland, ME



PRICE REDUCTION



## 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**



**Karen Rich**  
O 207.210.6637  
C 207.671.8808  
Karen@malonecb.com



**Mike Anderson**  
O 207.358.7028  
C 207.318.5969  
Mike@malonecb.com



# 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:	<b>1st floor:</b> 2,070± SF with 600± SF Multi-use storage space <b>2nd floor office:</b> 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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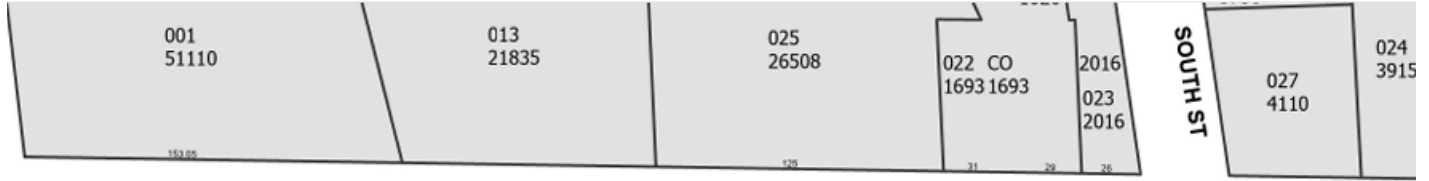
# SECOND FLOOR PHOTOS

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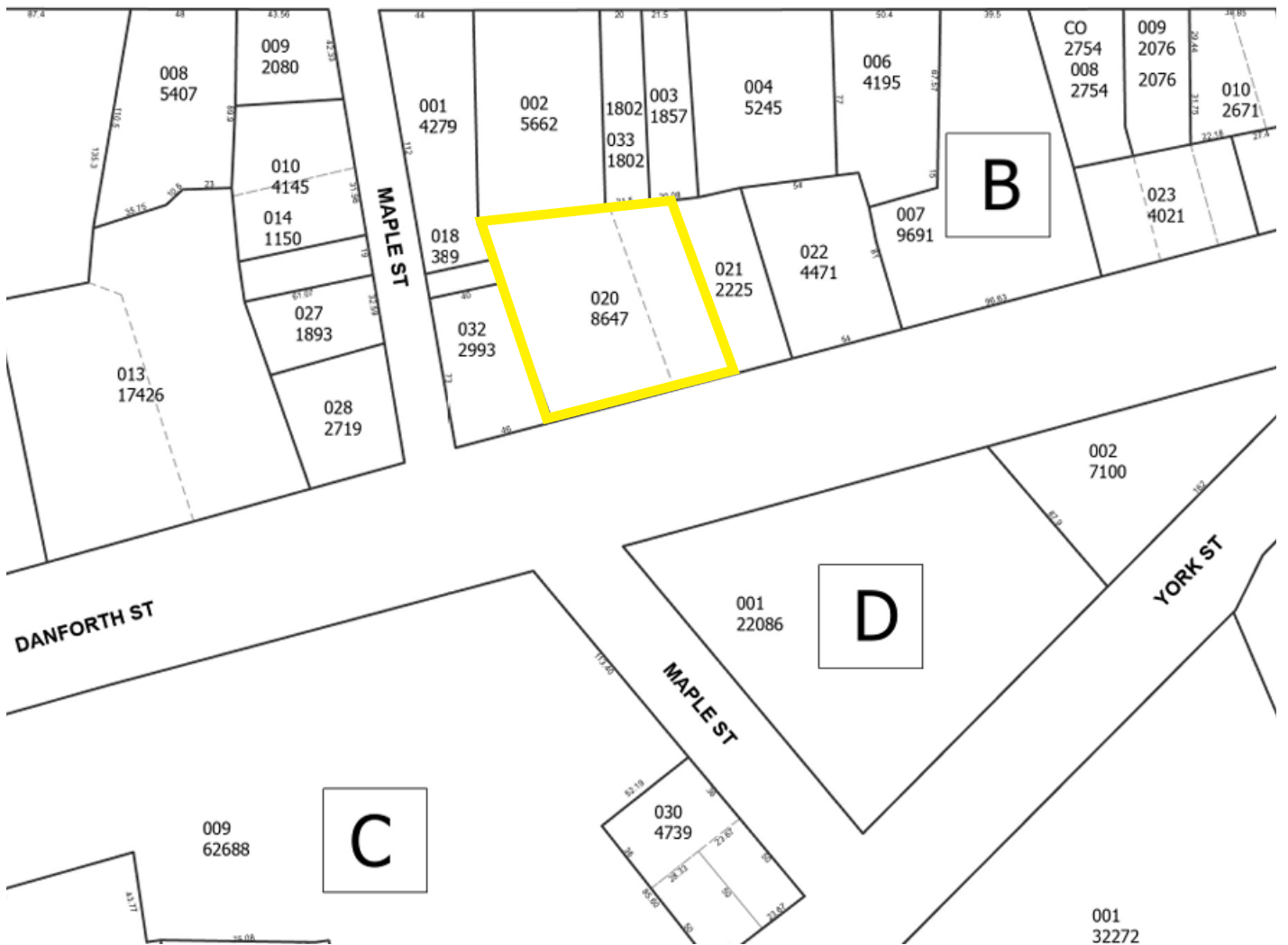


# TAX MAP

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PLEASANT ST



# THREE MILE DEMOGRAPHICS

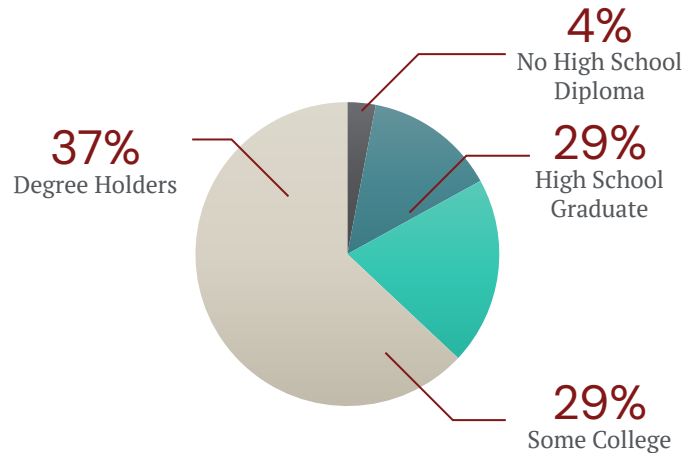
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**5,189**  
Total Businesses

**68,494**  
Total Employees

## Education



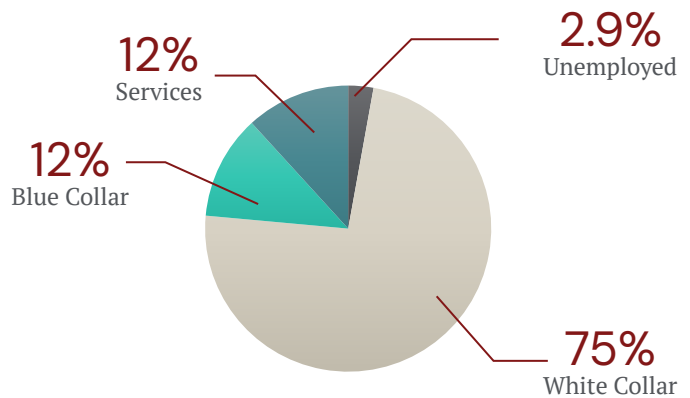
**74,563**  
Population

**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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