

# FOR LEASE • MULTI-USE SPACE

408 Broadway • South Portland, ME



**Andrew Ingalls**  
O 207.358.7024  
C 207.671.6162  
Andrew@malonecb.com

## NEWLY RENOVATED MULTI-USE BUILDING

- 4,400± SF free-standing two-story multi-use building
- Open floor plans on both levels
- Ample parking at this convenient corner location

**LEASE RATE: \$4,000/MONTH (\$10.90/SF) NNN**

**CAM's estimated at \$475/MONTH**



# PROPERTY SUMMARY

408 Broadway • South Portland, ME

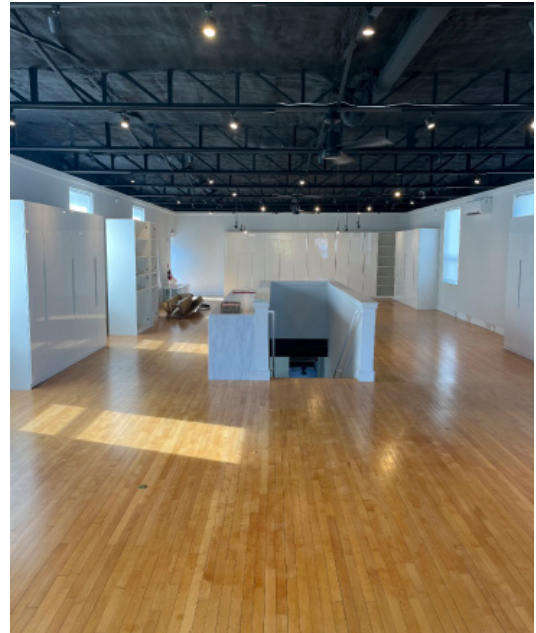


## Site Info

OWNER:	AKA LLC
DEED:	Book 33241 Page 160
ASSESSOR:	Map 14 Lot 87
LOT SIZE:	0.25± AC
SIGNAGE:	On building (at tenant expense)
PARKING:	15-20 spaces on site
ZONING:	G
TAXES:	\$7,117.11 (2025)

## Building Info

BUILDING SIZE:	4,400± SF
YEAR BUILT:	1950
STORIES:	Two (2)
CONSTRUCTION:	Brick and masonry
ROOF:	Flat, rubber membrane
SIDING:	Brick
FLOORING:	Wood/Finished concrete
FOUNDATION:	Full
CEILING HEIGHT:	10'±
ELECTRICITY:	Circuit breakers
HEATING:	New heat pumps
AIR CONDITIONING:	Throughout
UTILITIES:	Municipal water and sewer
RESTROOM:	Two (2)



# PHOTOS

408 Broadway • South Portland, ME



# LOCATION MAP

408 Broadway • South Portland, ME



## NEARBY

### DINE



THE SEND  
BREWING CO.

### SHOP



This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.