

FOR SALE

PRIME INVESTMENT OFFICE BUILDING

DOWNTOWN PORTLAND

7,000+/- SF

\$1,290,000



7 Forest Ave - Arts District, Portland, Maine

Anthony J. Donovan, REALTOR®

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Spectrum
REAL ESTATE



7 Forest Ave

DESCRIPTION

**** Prime Owner/User or investment Opportunity in Downtown Portland, Maine**

Discover the perfect space for your professional office with this exceptional, freestanding 5,000 SF (plus full 2,000 SF basement) SF basement) building. Centrally located in the heart of downtown Portland, this property offers both convenience and prestige.

Key Features:

- **Versatile Space:** The building is easily divisible, making it ideal for multiple tenants or for a growing business that may need to lease out additional space.
- **Centrally Located:** Enjoy the benefits of being in downtown Portland, with easy access to local amenities, transportation, and a vibrant business community.
- **Freestanding Structure:** This standalone building provides a unique identity for your business, offering both visibility and privacy.

Whether you're looking for a good investment, an opportunity to live and work in your own building, to establish a new headquarters or expand your current operations, this property offers unparalleled potential in a thriving city.

Zoning allows residential use. Seller will provide plans for renovation to residential.

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7 FOREST AVENUE PORTLAND, MAINE

Listing Details - Office Building For Sale

- Owner LOA Properties, LLC
- Building Size 7,850 +/- SF
- Number of Stories & Floor Sizes
 - 1st Ground Level - 1962
 - 2nd 1962
 - 3rd 1962
 - Full Basement 1962
- Lot Size .048 acres
- Assessor Reference 037 AO46001
- Deed Reference BK. 38180 PG 125-127
- Property Taxes 2025 \$10.206
- Zoning B-3C, ARTS DISTRICT OVERLAY
- Year Built 1900
- Construction WOOD FRAME BRICK CONSTRUCTION
- Utilities 3- PHASE, HVAC gas
- Parking 2 on site. Public Parking adjacent to Property

SALES PRICE: \$1,290,000

Addinal Information or appointment to show please contact:

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