FOR SALE / LEASE | OFFICE / FLEX / GARAGE

832 CONGRESS STREET, PORTLAND, ME 04101

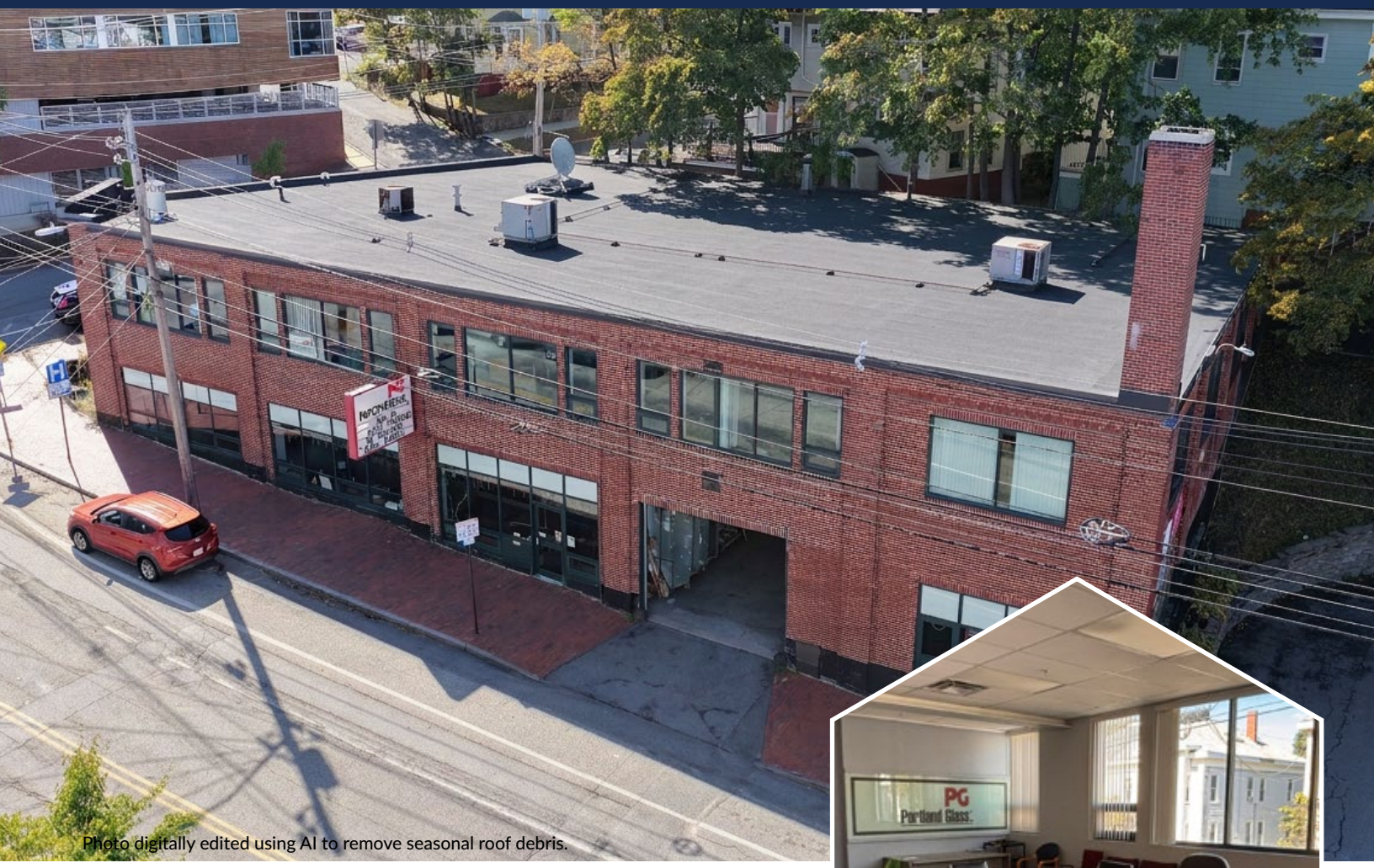


Photo digitally edited using AI to remove seasonal roof debris.

PROPERTY HIGHLIGHTS

- Versatile mixed-use property featuring a combination of office, flex, and garage space with 25± dedicated off-street parking spaces.
- Drive-in garage doors provide convenient access for vehicles, equipment, and deliveries, ideal for light industrial users.
- Flexible floor plan accommodates a wide range of commercial uses and business types.

LEASE RATE: $10.75/SF NNN

SALE PRICE: $1,995,000

THE BOULOS COMPANY

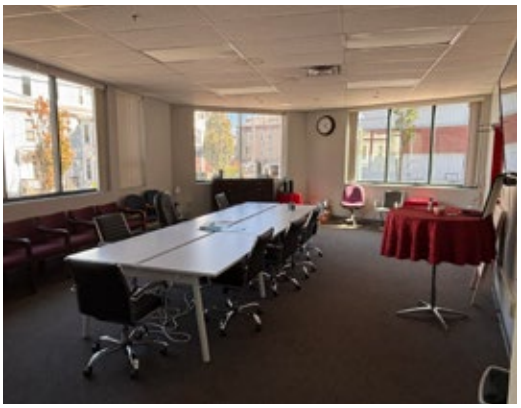
ONE PORTLAND SQUARE, SUITE 400, PORTLAND, ME 04101 207.772.1333 BOULOS.COM

FOR SALE / LEASE | OFFICE / FLEX / GARAGE

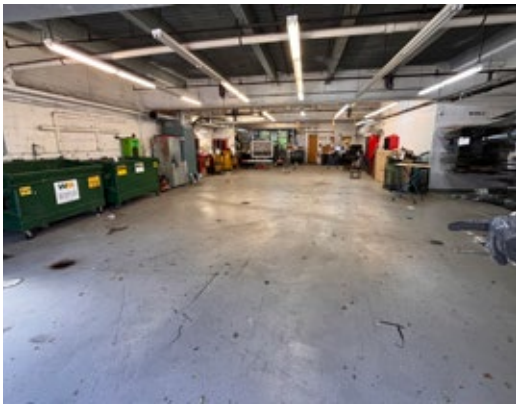
832 CONGRESS STREET, PORTLAND, ME 04101

PROPERTY DETAILS

OWNER	Glass Building, LLC
ASSESSOR'S REF	Map 5, Block F, Lots 1-5
REGISTRY OF DEEDS	Book 30525 Page 334
LOT SIZE	0.3757± AC
ZONING	B-2b - Community Business Zone
LOT FRONTAGE	261' - Congress Street
YEAR BUILT	1927
BUILDING SIZE	13,530± SF
CEILING HEIGHT	10' - 12'
GRADE-LEVEL DOORS	Two (2)
ROOF TYPE	Rubber membrane
HEATING/COOLING	Oil-fired, forced hot air
UTILITIES	Municipal water and sewer
POWER	Three phase
SPRINKLERS	Wet system
RESTROOMS	Three (3)
PARKING	25± spaces
LEASE RATE	**$10.75/SF NNN**
SALE PRICE	**$1,995,000**









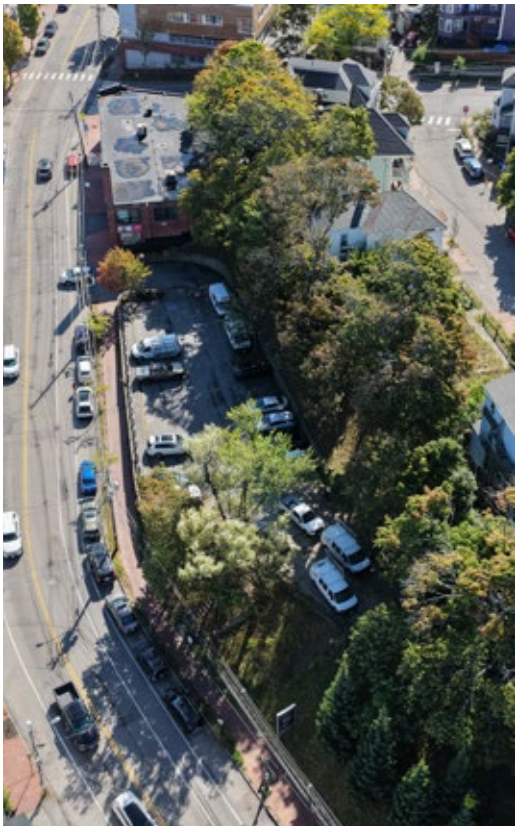
FOR SALE / LEASE | OFFICE / FLEX / GARAGE

832 CONGRESS STREET, PORTLAND, ME 04101

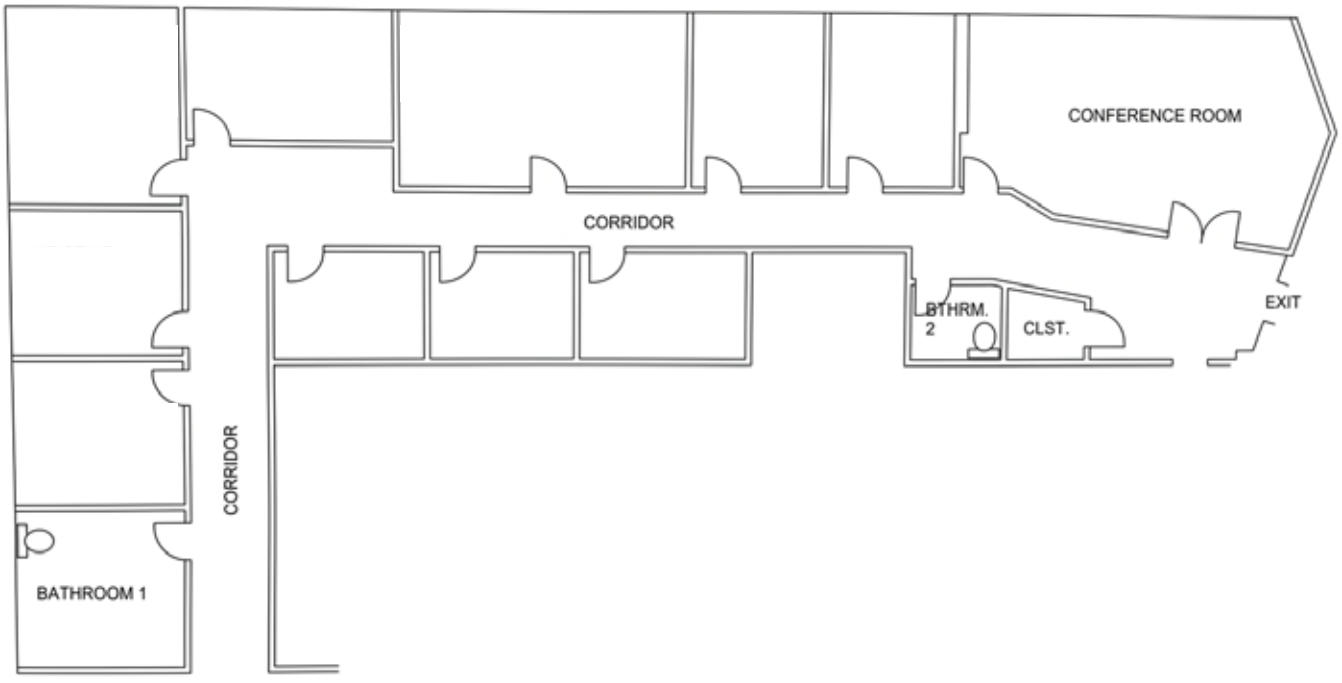
PHOTOS



Photo digitally edited using AI to remove seasonal roof debris.



FLOOR PLAN | SECOND FLOOR OFFICE



FOR SALE / LEASE | OFFICE / FLEX / GARAGE

832 CONGRESS STREET, PORTLAND, ME 04101



CONTACT US



DREW SIGFRIDSON, SIOR
Senior Partner, Broker
207.553.1705 D
207.831.5838 C
dsigfridson@boulos.com



REESE MCFARLANE
Associate Broker
207.553.1734 D
207.712.6897 C
rmcfarlane@boulos.com

THE BOULOS COMPANY

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