

# FOR SALE | OFFICE BUILDING WITH EXCESS LAND FOR DEVELOPMENT

509 OCEAN AVE, PORTLAND, ME 04101



## PROPERTY HIGHLIGHTS

- 2,254± SF free-standing, two-story office building zoned B-1 on a combined 1.53± acres, zoned B-1 and RN-3
- Efficient layout featuring a welcoming reception area, eight private offices, two restrooms, a conference room, and a kitchenette/breakroom
- Ideally located just 450± feet from Payson Park, offering amenities such as a disc golf course, tennis courts, ice skating, walking trails, and a community garden
- Excellent natural light with windows in every office
- **SALE PRICE: \$1,115,000**





## PROPERTY DETAILS

**OWNER OF RECORD** Maine Farmland Trust Inc.

	0 COBURN STREET	1 COBURN STREET	0 FERNALD TERRACE
<b>ASSESSOR'S REF</b>	163-008-008	163-009-001	163-011-001
<b>BOOK &amp; PAGE</b>	35185/001	35185/001	17722/056
<b>LOT SIZE</b>	0.3673± AC	0.3459± AC	0.4763± AC
<b>ZONING</b>	RN-3 (Neighborhood Residential)	RN-3 (Neighborhood Residential)	B-1 (Neighborhood Business)
<b>ASSESSED VALUE</b>	\$64,500 Land	\$64,300 Land	\$188,700 Land
	\$ - Building	\$ - Building	\$34,600 Building
	<u>\$64,500 Total</u>	<u>\$64,300 Total</u>	<u>\$223,300 Total</u>

### 509 OCEAN AVENUE

<b>ASSESSOR'S REF</b>	163-001-001	<b>BOOK &amp; PAGE</b>	335185/001
<b>BUILDING SIZE</b>	2,254± SF	<b>LOT SIZE</b>	0.3435± SF
<b>YEAR BUILT</b>	1914	<b>ZONING</b>	B-1 (Neighborhood Business)
<b>ROOF</b>	Replaced in 2023	<b>PARKING</b>	43± spaces
<b>UTILITIES</b>	Municipal water & sewer	<b>HVAC</b>	Gas furnace, window A/C units; Age of system unknown
<b>INTERNET SERVICE</b>	Spectrum	<b>POWER</b>	240 V, 200 Amp
<b>ASSESSED VALUE</b>	\$183,500 Land	<b>OFFICE LAYOUT</b>	First Floor: Open reception area, six private offices, restroom
	\$616,400 Building		Second Floor: Two private offices, conference room, kitchenette/ breakroom, bathroom with shower
	<u>\$799,900 Total</u>		

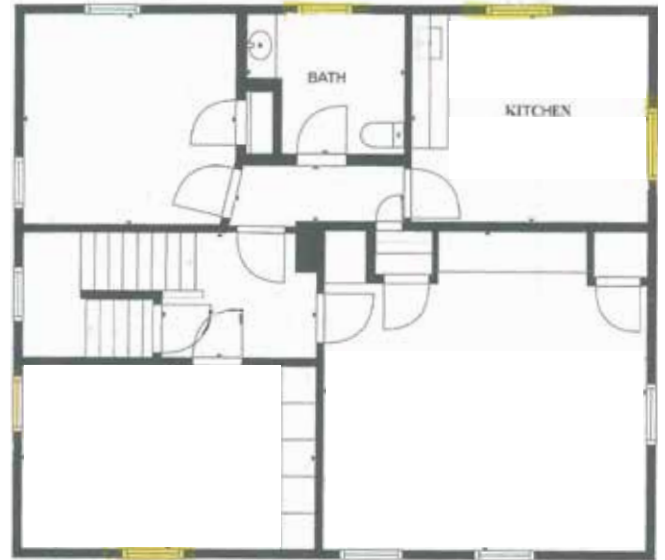
**SALE PRICE \$1,115,000**



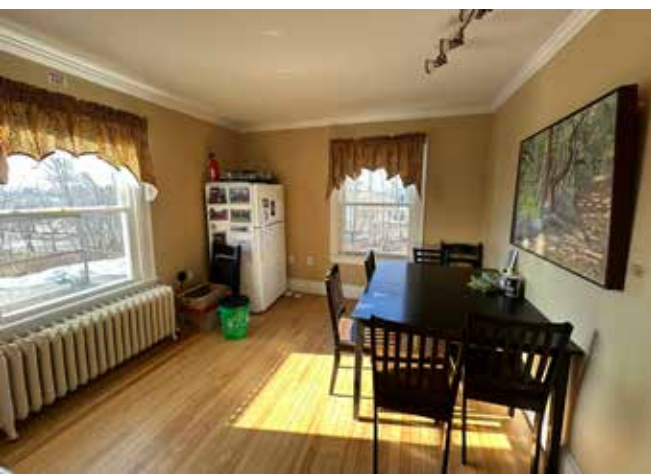
## FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



# FOR SALE | OFFICE BUILDING WITH EXCESS LAND FOR DEVELOPMENT

509 OCEAN AVE, PORTLAND, ME 04101



## CONTACT US



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



**SASHA PHILLIPS**  
Associate Broker  
207.553.1733 D  
860.387.3408 C  
sPhillips@boulos.com



©2026 The Boulos Company, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.