

For Sale

2.8± Acre Portland Infill Development Opportunity

Mike Cobb
Managing Director
+1 207 712 9318
m.cobb@colliers.com

Abby Woodman
Associate
+1 207 272 6393
abby.woodman@colliers.com

Colliers

217 Commercial Street, Suite 201
Portland, ME 04101
+1 207 560 8000
colliers.com/maine

1638 Forest Avenue Portland, ME

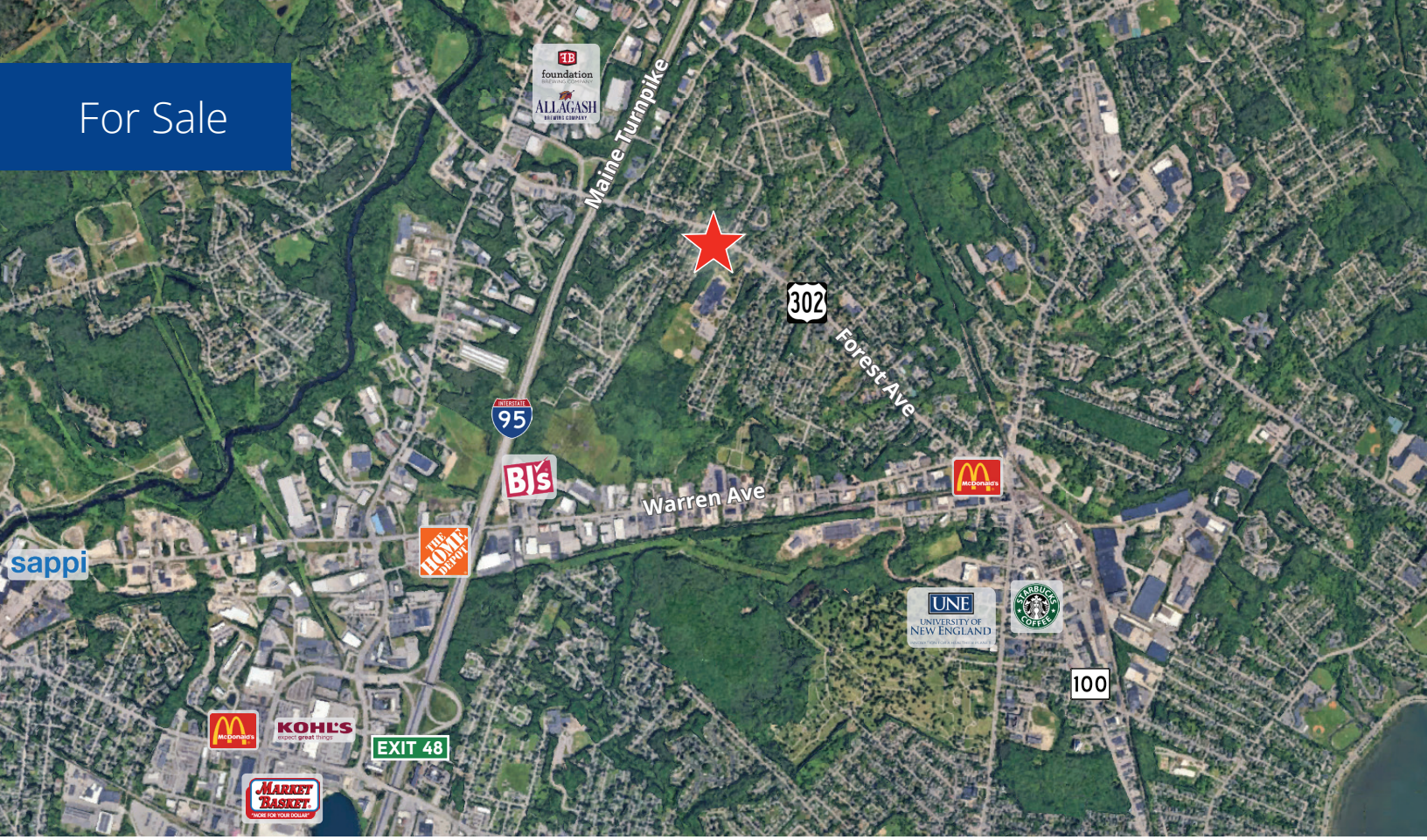
Property Highlights

- 2.799± contiguous acres across 2 parcels offer significant residential redevelopment potential in Portland, ME
- Several concept plans explore multiple approaches to site access, residential development, parking, and open space
- Draft boundary and topographic survey by Acorn Engineering are available upon request
- 68.75'± of frontage on Forest Avenue, providing direct access to one of Portland's primary corridors
- Existing 2-unit residential building offers potential interim income, reuse, or redevelopment flexibility; photos available upon request

Concept plans are preliminary and unapproved; development yield, zoning, access, utilities, and permitting remain subject to buyer verification and City review.

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Specifications

Address:	1638 Forest Avenue
Location:	Portland, ME 04103
Owner(s):	W M SPEAR PROPERTIES, LLC SPEAR WILLIS M III
Map/Lot:	299/50; 299/52
Book & Page:	32084 & 135; 35356 & 170-172
Building Type:	Residential/multifamily
Year Built:	1920
Total Building SF:	2,533±
Floors:	2
Acreage:	2.799± (total)
Road Frontage:	68.75'± on Forest Avenue
Traffic Count:	17,156 AADT per MaineDOT 2023
Utilities:	Municipal water & sewer Natural gas
Zoning:	RN-1
2026 Taxes:	$10,496.87
List Price:	**$975,000**

Contact us:

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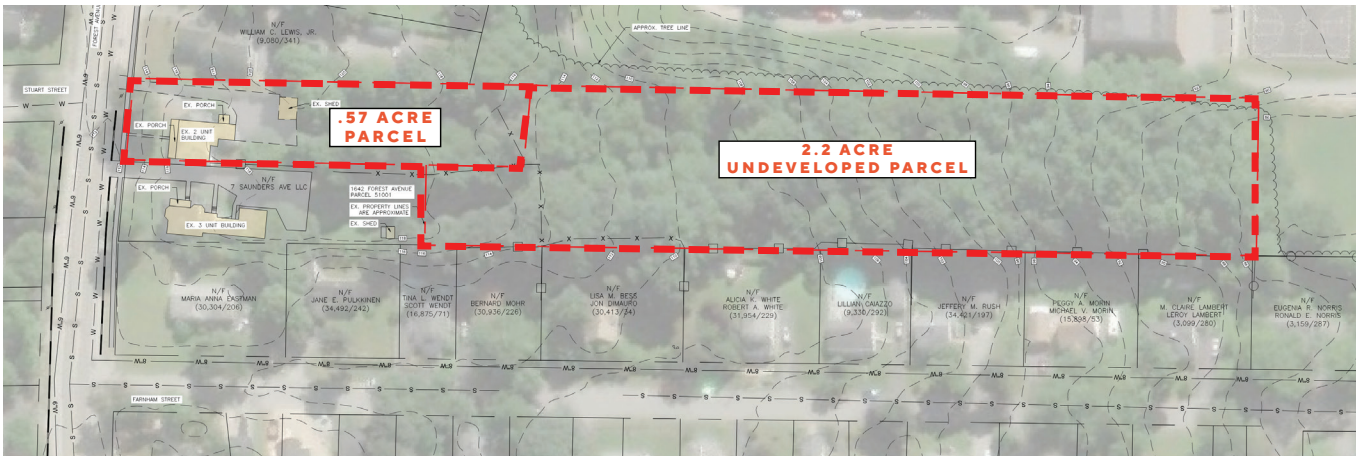
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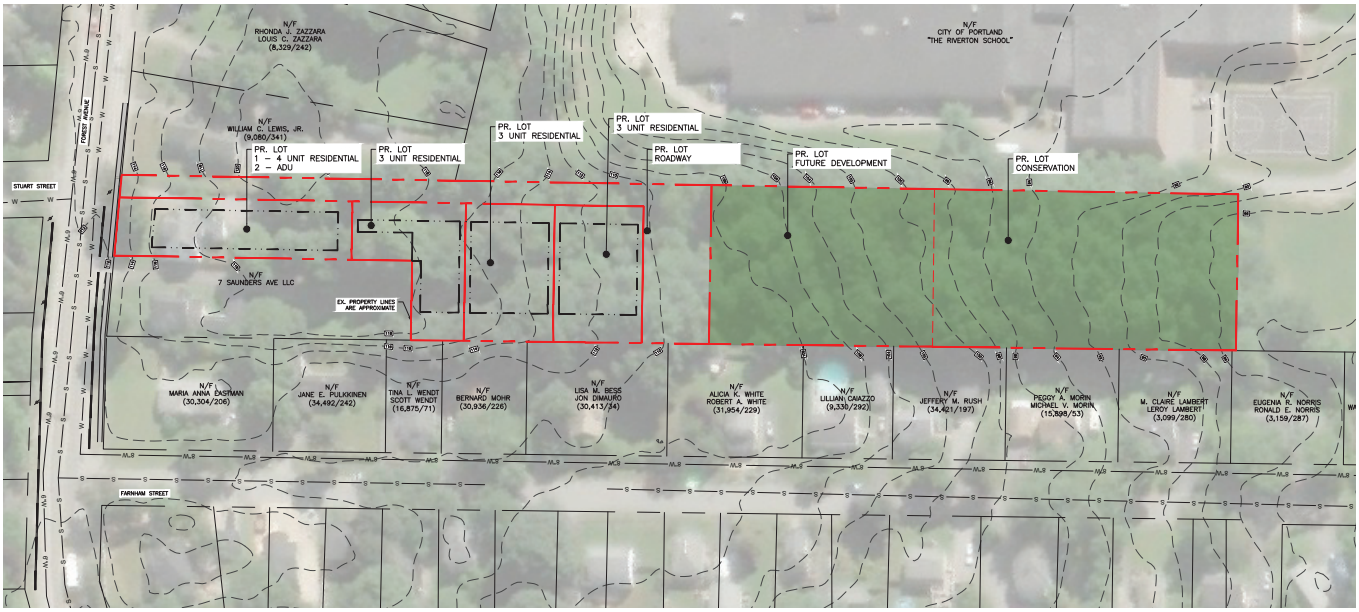
1638 Forest Avenue, Portland, ME

Property Information



1638 Forest Ave presents a rare opportunity to acquire 2.799± contiguous acres with substantial preliminary redevelopment work already completed. The offering combines an improved 0.57± acre front parcel with 2.22± acres of rear land and includes an Acorn Engineering boundary/topographic survey and 3 preliminary residential redevelopment concepts. Plans explore multiple approaches to site access, residential development, parking, and open space, giving prospective buyers a meaningful head start in evaluating the site's potential.

Residential Redevelopment & New Expansion Potential



Front Parcel | 6 Units

• Evaluate renovation of the existing 2,533± SF building into 4 units with 2 new accessory dwelling units (ADUs).

Rear Parcel | 9 Units in 3 New Buildings

• 3 proposed 3-unit buildings, shared private driveway access, a future development area, and open conservation space.

Concepts are preliminary and unapproved. The 15-unit illustration is neither an approved yield nor a maximum. Density bonuses are not confirmed for this site. Buyer to verify parcel boundaries and concept applicability, zoning, wetlands, access, utility capacity, stormwater, and all required approvals.

1638 Forest Avenue, Portland, ME

Market-Rate Multifamily Development Concept



Front Parcel | 6 Units

- Proposed renovation of the existing 2,533± SF building into 4 units with 2 new accessory dwelling units (ADUs).

Rear Parcel | 9 Units (3 New Buildings)

- 3 proposed 3-unit buildings with shared private road access and surface parking.
- Developer notes 1,600± to 1,800± SF per new unit; final sizes and building design to be confirmed.
- Potential rental apartment or condominium strategy, subject to design, ownership structure, and feasibility.

Explore Higher Density & Affordable Housing Options

Alternative layouts, higher density building forms, and potential affordable housing density bonuses may offer additional upside, subject to eligibility and approvals. Some concepts also indentify future development and conservation areas.

Request the complete set of Acorn Engineering materials to evaluate the full opportunity.

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