FOR SALE • MIXED-USE PROPERTY

35-41 Danforth Street • Portland, ME

MALONE
COMMERCIAL BROKERS

PRICE REDUCTION







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7,230± SF MIXED-USE BUILDING

- Prime location on Portland's Peninsula
- Off-street parking for 10± cars
- Over 7,000± SF with retail/flex space on the first floor and upper-level office and apartment for additional rental income
- Ideal for an owner-user or investor

SALE PRICE: ~~$1,895,000~~ $1,495,000

PROPERTY SUMMARY

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Site Info

OWNER:	OSDBA Holdings LLC
DEED:	Book 41076, Page 123
ASSESSOR:	Map 40, Block B20 , Lot 1
LOT SIZE:	0.19± AC
SIGNAGE:	On building
PARKING:	On-site parking lot and street parking
ROAD FRONTAGE:	85' ± on Danforth Street
ZONING:	B3 - Downtown Business
PROPERTY TAXES:	$15,201.55 (2026)

Building Info

BUILDING SIZE:	7,230± SF (including basement)
SPACE BREAKDOWN:	**1st floor:** 2,070± SF with 600± SF Multi-use storage space **2nd floor office:** 2,100± SF
APARTMENT:	780± SF 1 Bed/1 Bath
YEAR BUILT:	1930
CONSTRUCTION:	Wood-frame
ROOF:	Mixed
SIDING:	Brick
FLOORING:	Wood & Concrete
OVERHEAD DOOR:	One
HVAC:	Hot water/steam
UTILITIES:	Public water/sewer
RESTROOM:	Two (2)
SPRINKLER:	No
SPACE INFO:	1st Floor: Warehouse & retail space 2nd Floor: Offices, kitchen & bathroom







RETAIL SPACE PHOTOS

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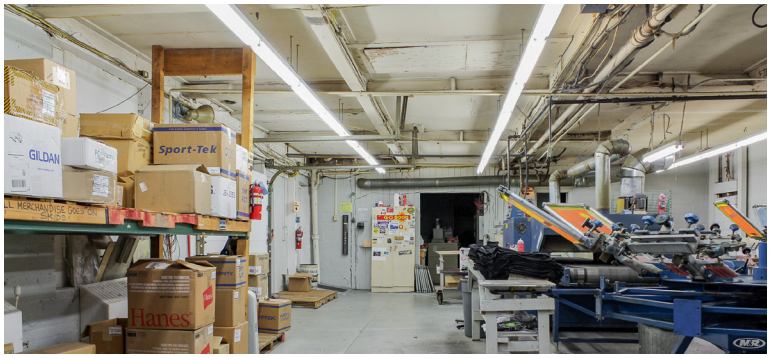




WAREHOUSE SPACE PHOTOS

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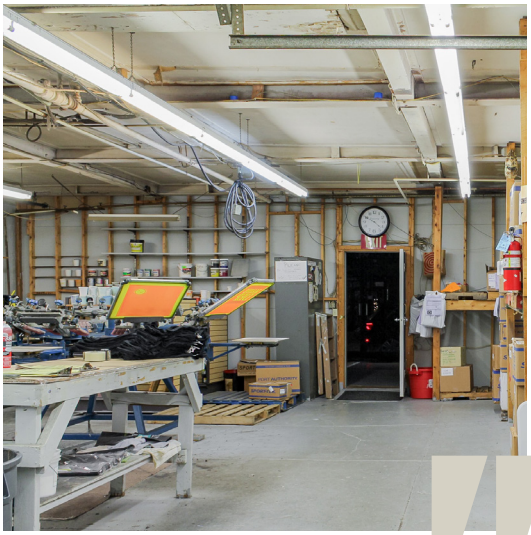












SECOND FLOOR PHOTOS

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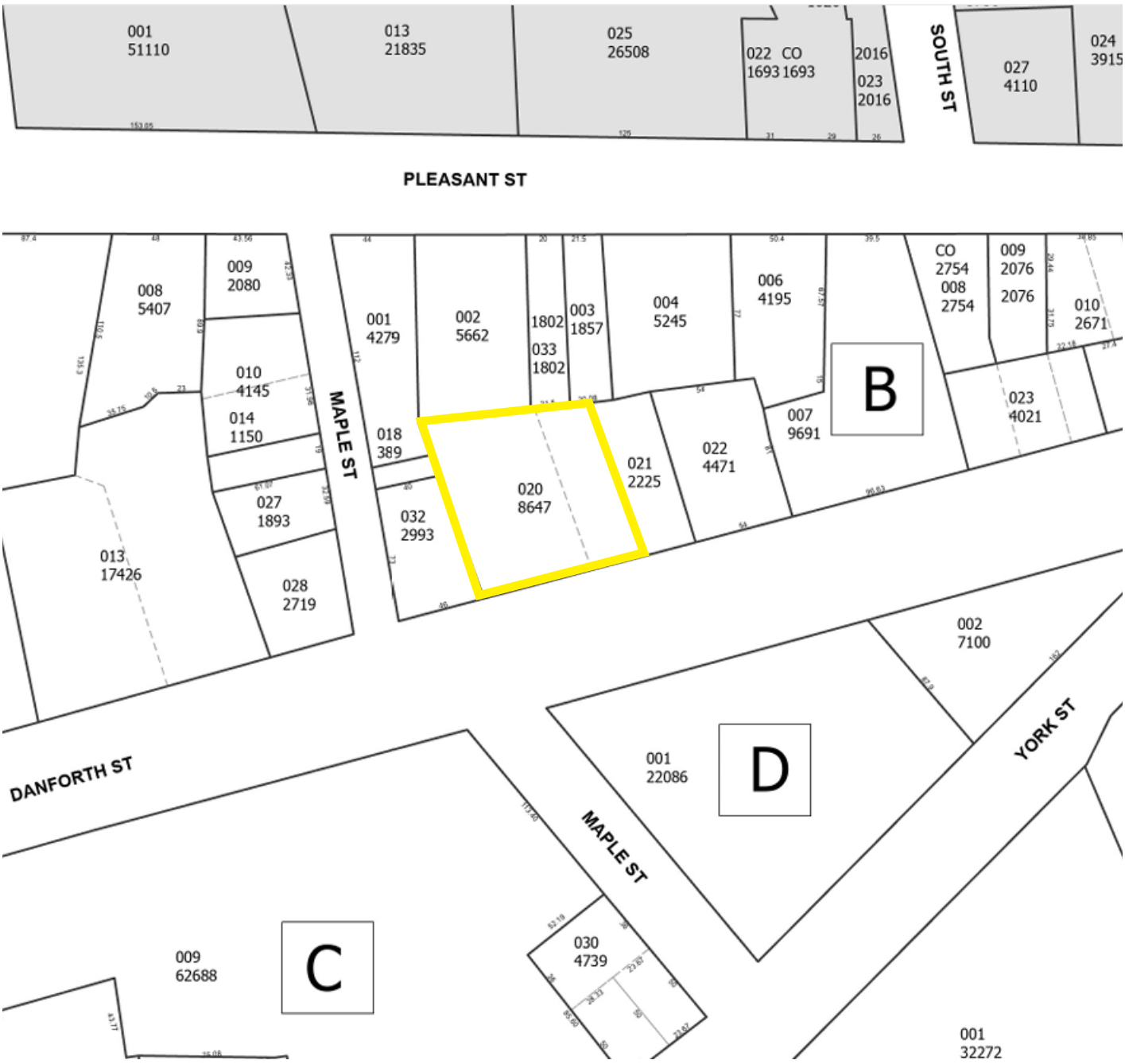




TAX MAP

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THREE MILE DEMOGRAPHICS

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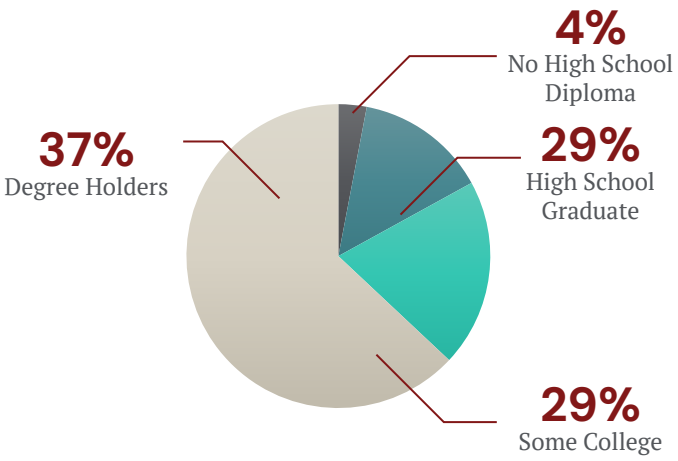
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5,189
Total Businesses

68,494
Total Employees

Education





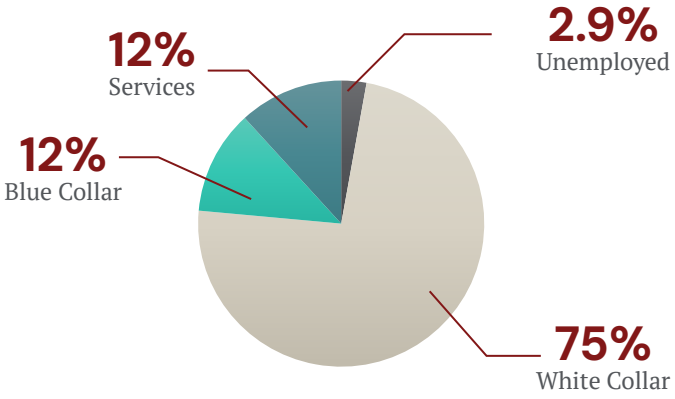
74,563
Population

2.0
Average Household Size

39.3
Average Age

$88,840
Average Household Income

Employment



LOCATION MAP

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NEARBY

STAY

COURTYARD BY MARRIOTT

canopy BY HILTON

DINE

SALT YARD CAFÉ + BAR

RADIAL COFFEE CO.

the holy donut Maine Potato Donuts

Becky's On Hobson's Wharf

DiMillos On the Water Portland

ZC ZEN CHINESE BISTRO

SHOP

muse PAINTBAR

STONEWALL KITCHEN

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