

FOR SALE | PROMINENT OFFICE BUILDING WITH PARKING

307 CUMBERLAND AVENUE, PORTLAND, ME 04101



PROPERTY HIGHLIGHTS

Excellent owner/user opportunity in the heart of the Portland Peninsula featuring an on-site surface parking lot with a total of 47± exclusive parking spaces

- 25,650± SF total, including 17,100± SF across two stories plus an additional 8,550± SF ground-level, ideal for office, creative, or support uses
- Immediate access to downtown amenities, dining, and services, supporting employee attraction and retention
- Located amid significant neighborhood investment and active redevelopments
- Two parking garages located across the street
- Sale Price: \$4,900,000



FOR SALE | PROMINENT OFFICE BUILDING WITH PARKING

307 CUMBERLAND AVENUE, PORTLAND, ME 04101



PROPERTY DETAILS

OWNER OF RECORD Avesta Housing Development Corporation

ZONING B3 - Business Downtown

55 ELM STREET	ASSESSOR'S REF	33-N-6	61 ELM STREET	ASSESSOR'S REF	33-N-4-5										
	BOOK & PAGE	30510/119		BOOK & PAGE	30510/121										
	LOT SIZE	0.1818± AC		LOT SIZE	0.139± AC										
	PARKING	20± spaces		PARKING	20± spaces										
	ASSESSED VALUE	<table border="0"> <tr> <td>\$250,000</td> <td>Land</td> </tr> <tr> <td>\$36,500</td> <td>Building</td> </tr> <tr> <td><u>\$286,500</u></td> <td>Total</td> </tr> </table>		\$250,000	Land	\$36,500	Building	<u>\$286,500</u>	Total	ASSESSED VALUE	<table border="0"> <tr> <td>\$200,000</td> <td>Land</td> </tr> <tr> <td>\$33,700</td> <td>Building</td> </tr> <tr> <td><u>\$233,700</u></td> <td>Total</td> </tr> </table>	\$200,000	Land	\$33,700	Building
\$250,000	Land														
\$36,500	Building														
<u>\$286,500</u>	Total														
\$200,000	Land														
\$33,700	Building														
<u>\$233,700</u>	Total														

307 CUMBERLAND AVE

ASSESSOR'S REF	33-N-18	BOOK & PAGE	19877/85						
BUILDING SIZE	25,650± SF	LOT SIZE	0.2043± SF						
YEAR BUILT	1913; Renovated 2020	PARKING	7± spaces						
ROOF	60 mil EPDM Rubber Roof	HVAC	Electric HVAC, natural gas fired heat						
UTILITIES	Municipal water & sewer	RESTROOMS	Ten (10)						
ELEVATOR	Yes, but requires upgrade	INTERNET PROVIDER	First Light Fiber with Spectrum backup						
ASSESSED VALUE	<table border="0"> <tr> <td>\$337,400</td> <td>Land</td> </tr> <tr> <td>\$2,990,900</td> <td>Building</td> </tr> <tr> <td><u>\$3,328,300</u></td> <td>Total</td> </tr> </table>	\$337,400	Land	\$2,990,900	Building	<u>\$3,328,300</u>	Total		
\$337,400	Land								
\$2,990,900	Building								
<u>\$3,328,300</u>	Total								

SALE PRICE \$4,900,000

FOR SALE | PROMINENT OFFICE BUILDING WITH PARKING

307 CUMBERLAND AVENUE, PORTLAND, ME 04101

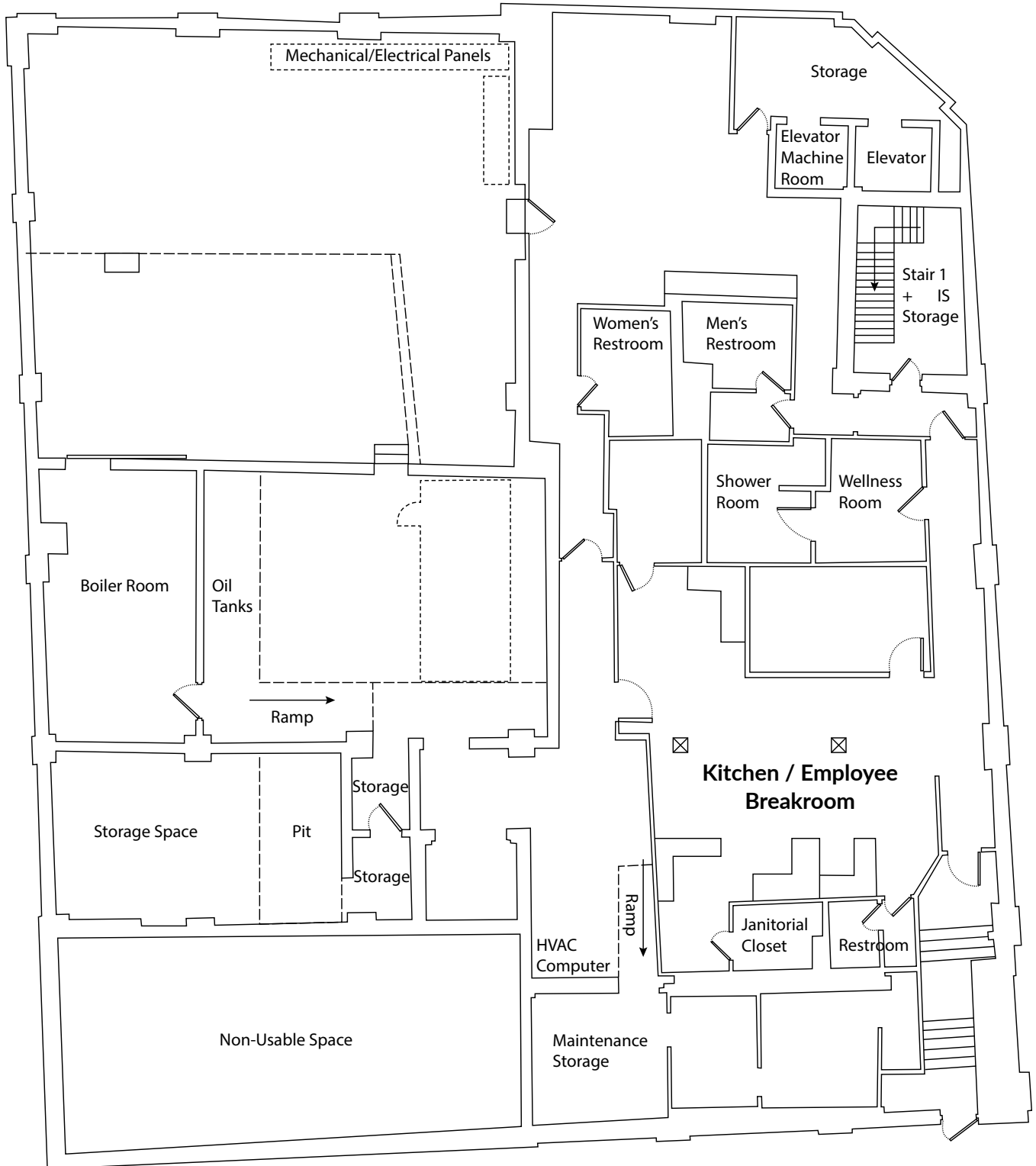




FLOOR PLAN GROUND FLOOR

CUMBERLAND AVE

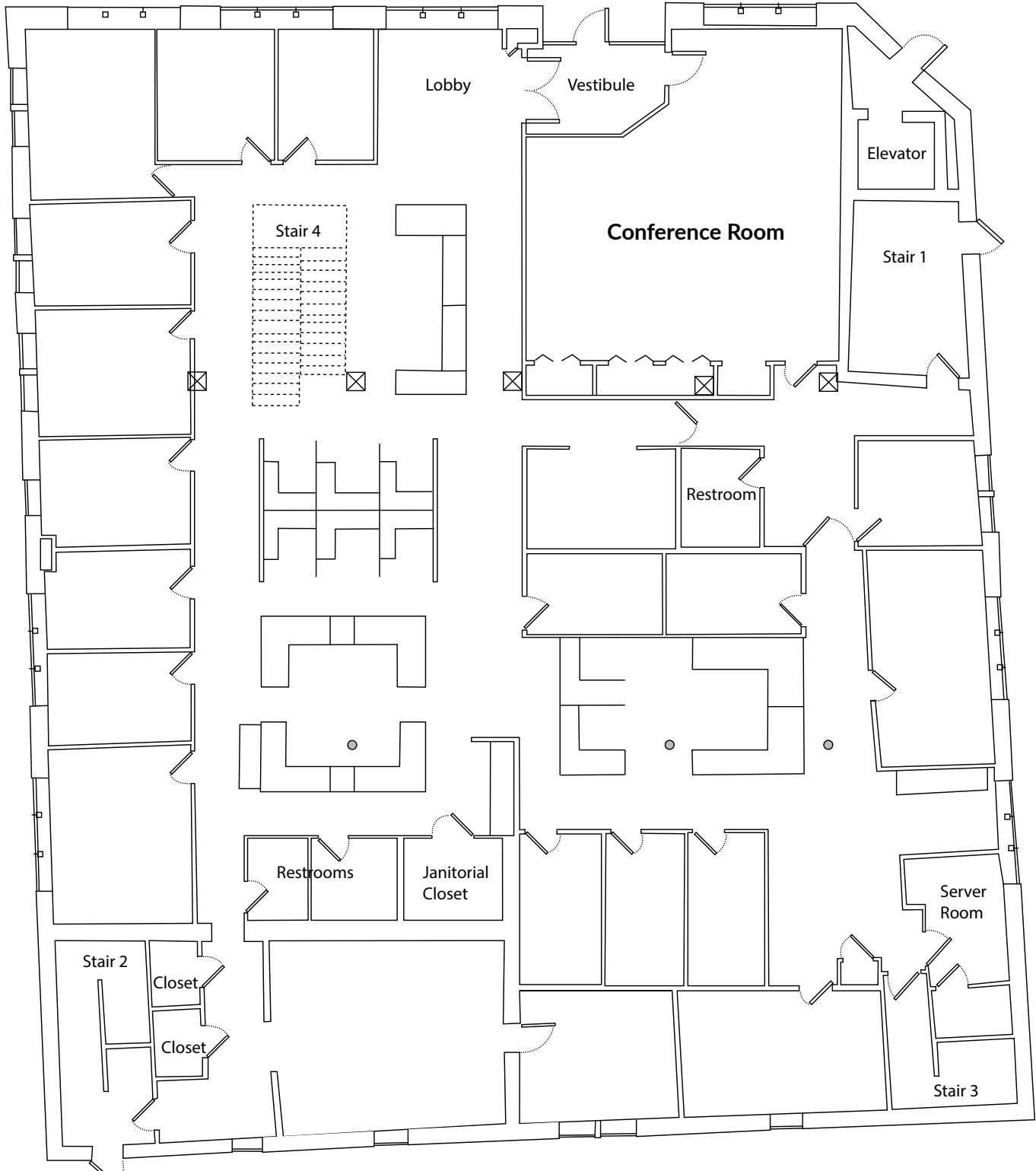
ELM STREET





FLOOR PLAN FIRST FLOOR

CUMBERLAND AVE

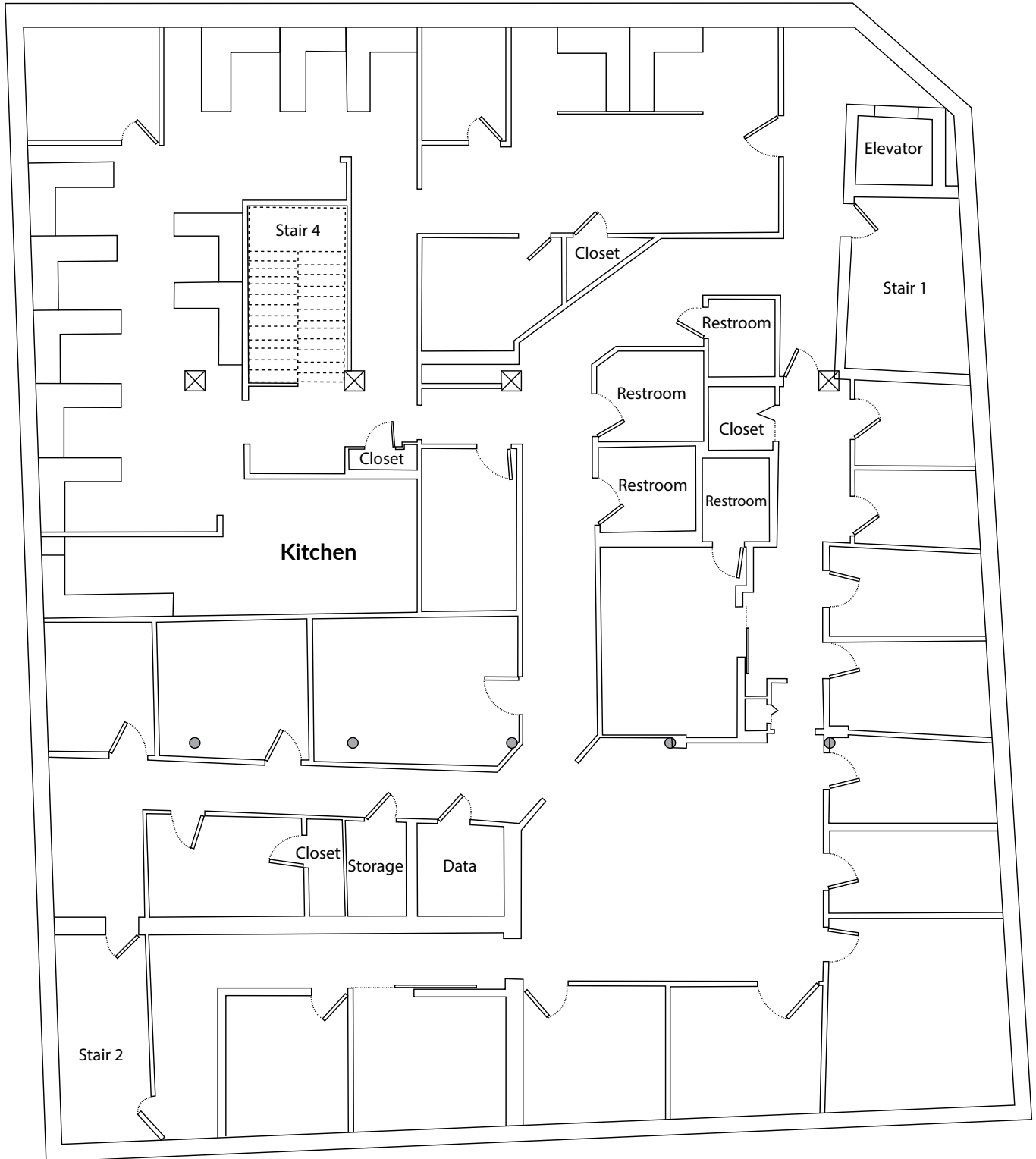


ELM STREET



FLOOR PLAN SECOND FLOOR

CUMBERLAND AVE



ELM STREET

FOR SALE | PROMINENT OFFICE BUILDING WITH PARKING

307 CUMBERLAND AVENUE, 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.