

FOR SALE • MIXED-USE PROPERTY

35-41 Danforth Street • Portland, ME



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: \$2,200,000



Karen Rich
O 207.773.2554
C 207.233.8000
Karen@malonecb.com



Mike Anderson
O 207.358.7028
C 207.318.5969
Mike@malonecb.com



PROPERTY SUMMARY

35-41 Danforth Street • Portland, ME



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

35-41 Danforth Street • Portland, ME



WAREHOUSE SPACE PHOTOS

35-41 Danforth Street • Portland, ME



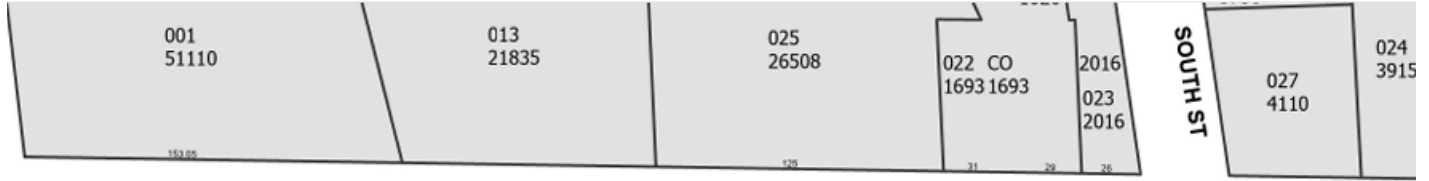
SECOND FLOOR PHOTOS

35-41 Danforth Street • Portland, ME

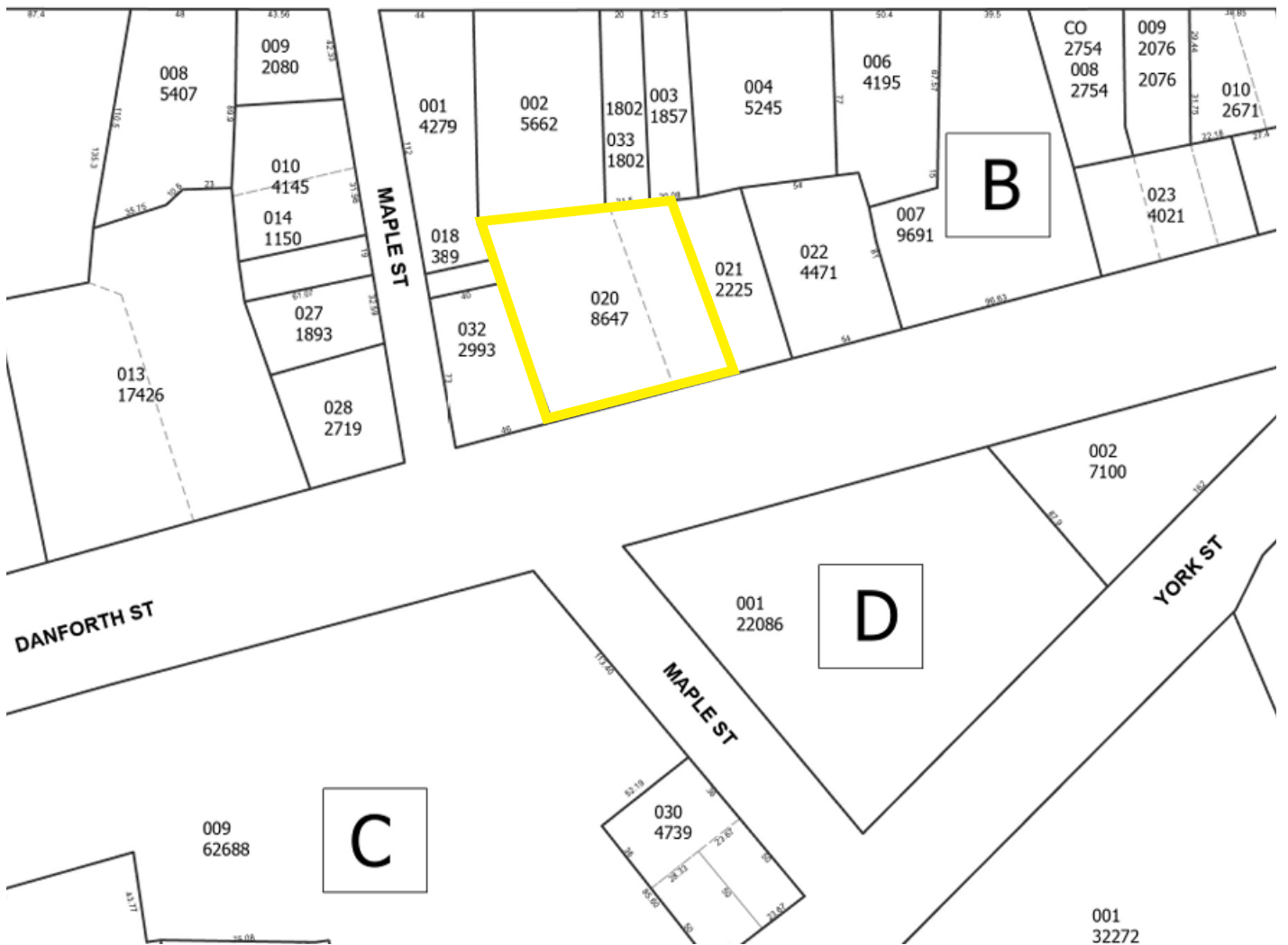


TAX MAP

35-41 Danforth Street • Portland, ME



PLEASANT ST



THREE MILE DEMOGRAPHICS

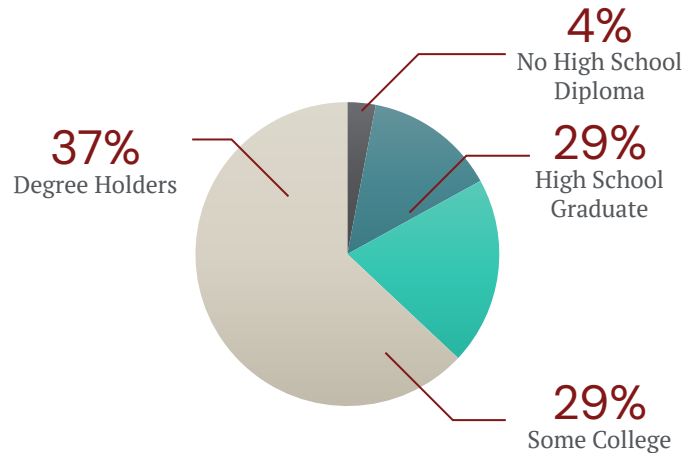
35-41 Danforth Street • Portland, ME



5,189
Total Businesses

68,494
Total Employees

Education



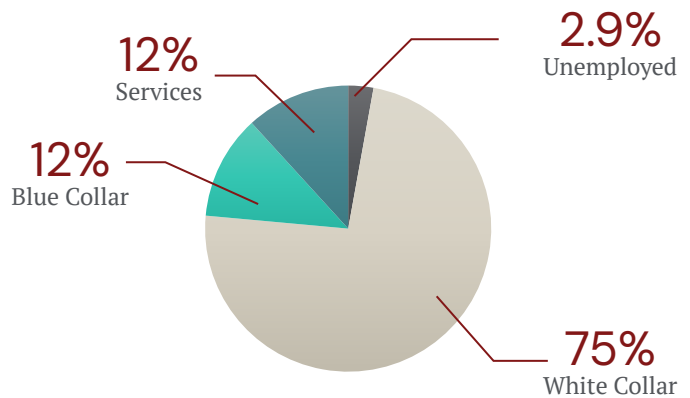
74,563
Population

2.0
Average Household Size

39.3
Average Age

\$88,840
Average Household
Income

Employment



LOCATION MAP

35-41 Danforth Street • Portland, ME



NEARBY

STAY



DINE



SHOP



This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.