FOR SALE | FREESTANDING OFFICE BUILDING

884 BROADWAY, SOUTH PORTLAND, ME 04106



PROPERTY HIGHLIGHTS

- 3,862± SF office building
- Flexible configuration for professional/medical offices or residential programs
- Previously utilized as a licensed legal 19-bed sober living facility
- Conveniently located near Downtown Portland & The Maine Mall area. Just minutes from I-295 and Portland International Jetport
- Excellent visibility with average daily traffic of 14,162± vehicles/day

SALE PRICE: $1,100,000

THE BOULOS COMPANY

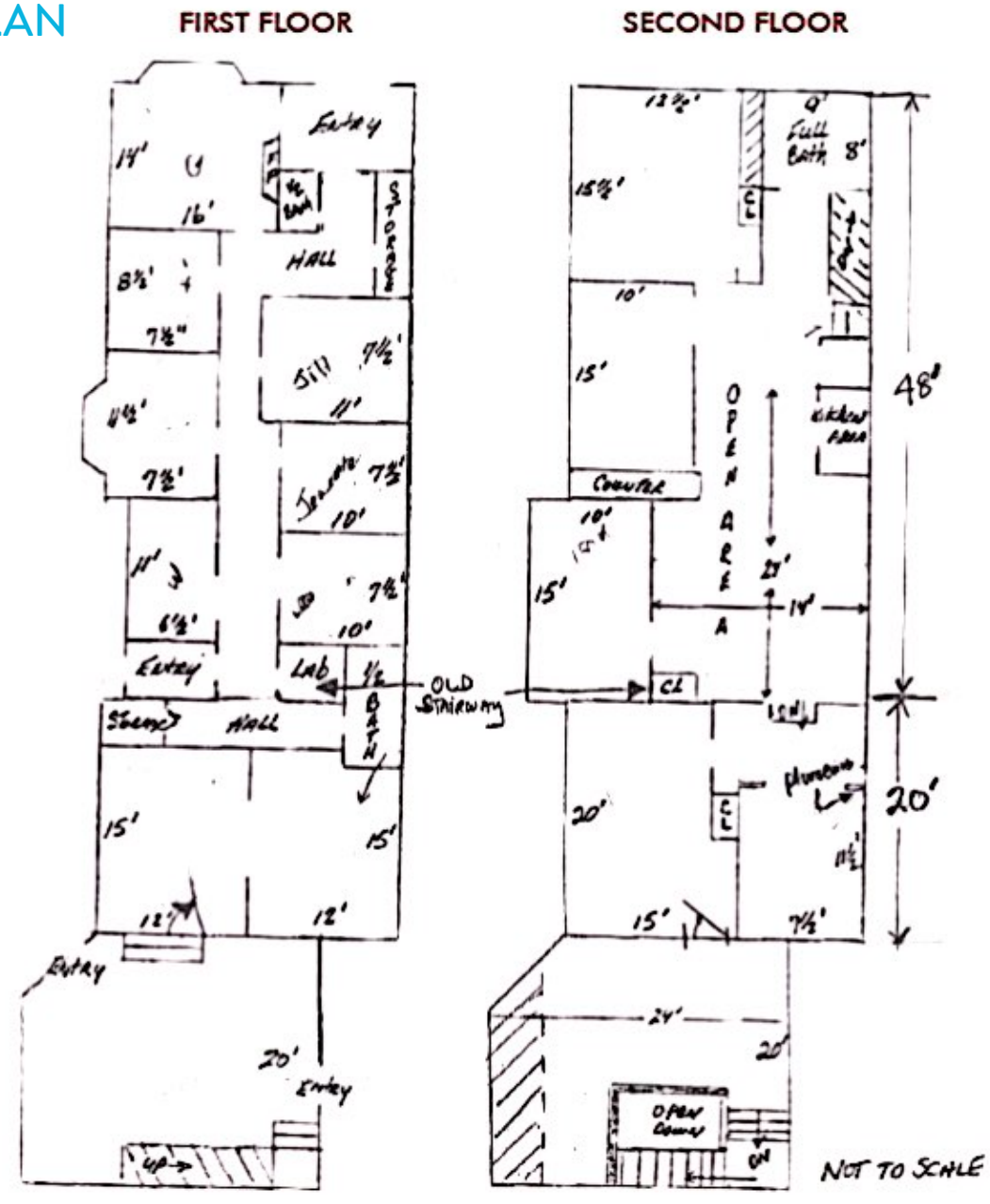
ONE PORTLAND SQUARE, SUITE 400, PORTLAND, ME 04101 207.772.1333 BOULOS.COM

PROPERTY DETAILS

OWNER	RD Real Estate Debt Fund II REO LLC
ASSESSOR'S REFERENCE	025/253
BOOK & PAGE	41347/135
YEAR BUILT	1900, Renovated in 2025
BUILDING SIZE	3,862± SF
# OF STORIES	Two (2)
LOT SIZE	0.31± acres
ZONING	Limited Business District (LB)
HEATING	Oil/Forced hot air
WATER/SEWER	Municipal
RESTROOMS	Private

PARKING	15± spaces
LOT FRONTAGE	Approximately 70' of frontage on Broadway
TRAFFIC COUNT	14,162± ADT (Drakewell Maine DOT)
DATE AVAILABLE	Immediately
AREA BUSINESSES	Willow's Pizza, Broadway Variety, Campbell's Market, Tres Leches Cakes/ Flor Restaurant, Evergreen Credit Union
ANNUAL R.E. TAXES	$7,158.39 (2027)
SALE PRICE	$1,100,000

FLOOR PLAN



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PHOTOS

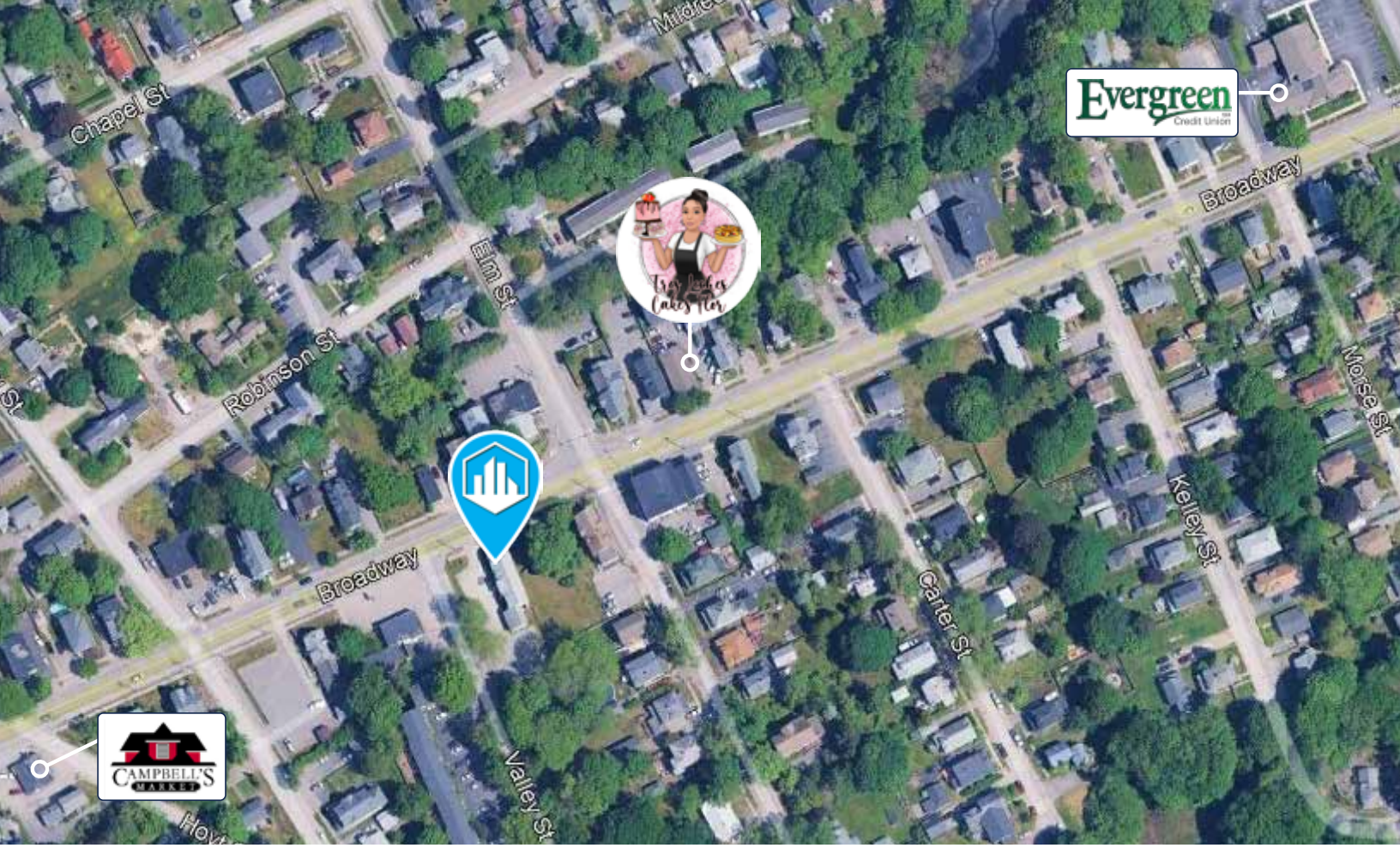












LB Zoning District Permitted Land Uses

- Pre-Existing Farm
- Cable TV Facilities
- Governmental Offices
- Fire Station
- Police Station
- Funeral Home
- Single-Family
- Community Homes
- Two-Family
- Multi-Family
- ADUs
- Nursing Home
- Schools, Public
- Schools, Private
- Schools, Religious
- Child, Adult, or Combined Daycare
- Places of Assembly & Worship
- Library
- Cultural Facilities
- Passive Recreation Facilities
- Home Occupation
- Professional Offices
- Medical Offices
- Personal & Household Goods Repair
- Personal Services
- Neighborhood Convenience Store
- Retail Trade
- Restaurants
- Banquet & Event Facility
- Lodging Establishment[1]
- Accessory Uses
- Mobile Vending Uses
- Stationary Vending Uses

[1] Including a maximum of two (2) dwelling units for resident operators of the lodging establishment.

CONTACT US



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Property details have been gathered from sources deemed reliable, but no warranty is made as to their accuracy. All information should be independently verified.