

FOR LEASE • MIXED USE/OFFICE SPACE

260 Western Avenue • South Portland, ME



1,535±SF LOWER LEVEL SUITE

- Unique opportunity for office, wellness or specialty commercial use
- Tenants include StonyCreek Psychotherapy & Wellness, KLD Associates, Inc., Comprehensive Collaborative Care
- Convenient location with easy access to the Maine Mall, Portland Jetport, I-95 and I-295
- Abundant paved parking

LEASE RATE: \$2,200/MO MG

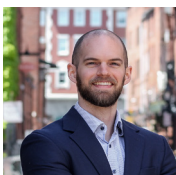


Mark Malone, CCIM

O 207.773.6000

C 207.233.6000

Mark@malonecb.com



Nick Malone

O 207.558.9466

C 207.632.6010

Nick@malonecb.com



PROPERTY SUMMARY

260 Western Avenue, Suite 101 • South Portland, ME



Site Info

OWNER:	260 Western Avenue LLC
DEED:	Book 38418 , Page 244
ASSESSOR:	Map 67, Lot 21
LOT SIZE:	1.56± AC
SIGNAGE:	At pylon, directory, at suite
PARKING:	65± spaces
ROAD FRONTAGE:	306'± on Western Avenue
TRAFFIC COUNT:	11,602± on Western Ave AADT (MDOT 2022)
ZONING:	CS – Suburban Commercial
PROPERTY TAXES:	\$15,071 (2026)

Building Info

BUILDING SIZE:	12,908± SF
SPACE AVAILABLE:	1,535± SF
YEAR BUILT:	1975
CONSTRUCTION:	Wood-frame
ROOF:	Asphalt Shingles
SIDING:	Clapboard
FOUNDATION:	Full
FLOORING:	Wood, vinyl
CEILING HEIGHT:	9'±
ELECTRICITY:	400 Amp/200 Amp, 3 Phase
HVAC:	Heat/AC pumps, natural gas
UTILITIES:	Municipal water/sewer
KITCHEN:	No
RESTROOM:	One (1)



FLOOR PLAN • SUITE 101
260 Western Avenue • South Portland, ME



LOCATION MAP

260 Western Avenue • South Portland, ME



NEARBY

STAY



HOMESWOOD
SUITES by Hilton®

DINE



SHOP

THE MAINE
MALL

NORDSTROM
rack

DSW
DESIGNER SHOE WAREHOUSE®



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.