FOR SALE • MIXED-USE PROPERTY

35-41 Danforth Street • Portland, ME

MALONE
COMMERCIAL BROKERS

PRICE REDUCTION

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~~ $1,895,000

Karen Rich
O 207.210.6637
C 207.671.8808
Karen@malonecb.com

Mike Anderson
O 207.358.7028
C 207.318.5969
Mike@malonecb.com

PROPERTY SUMMARY

35-41 Danforth Street • Portland, ME

MALONE
COMMERCIAL BROKERS

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)

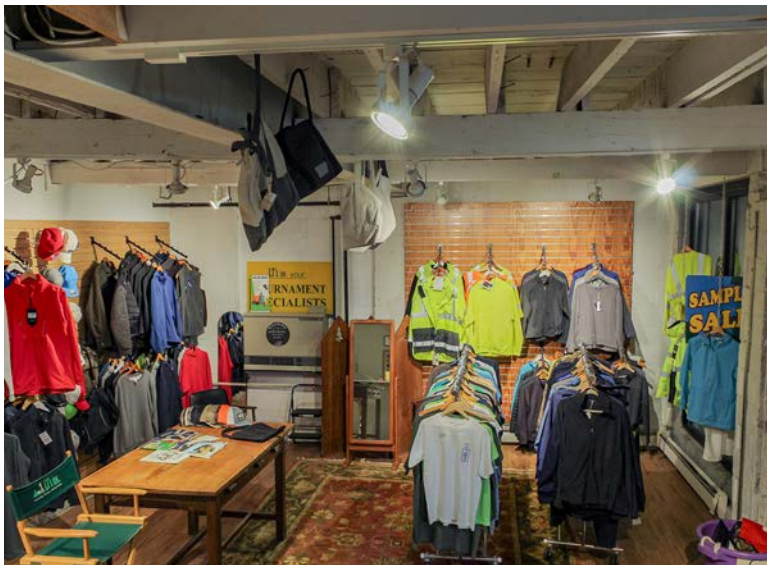
Building Info

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

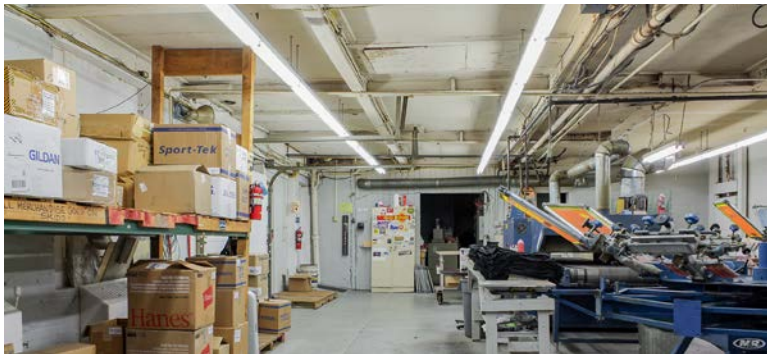
MALONE
COMMERCIAL BROKERS

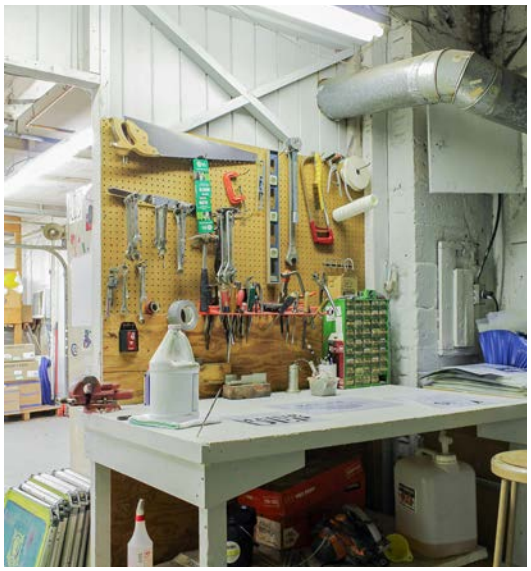


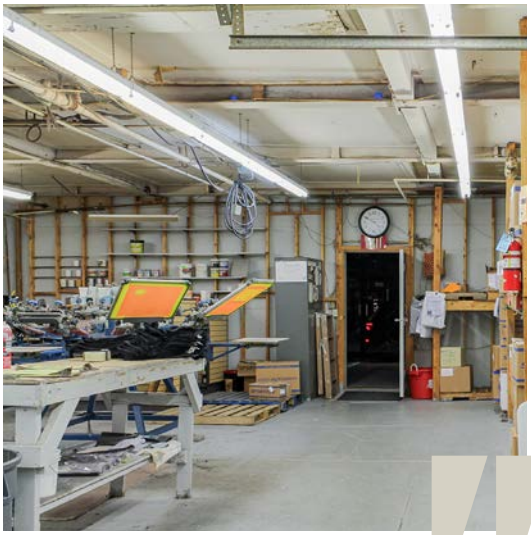
WAREHOUSE SPACE PHOTOS

35-41 Danforth Street • Portland, ME

MALONE
COMMERCIAL BROKERS



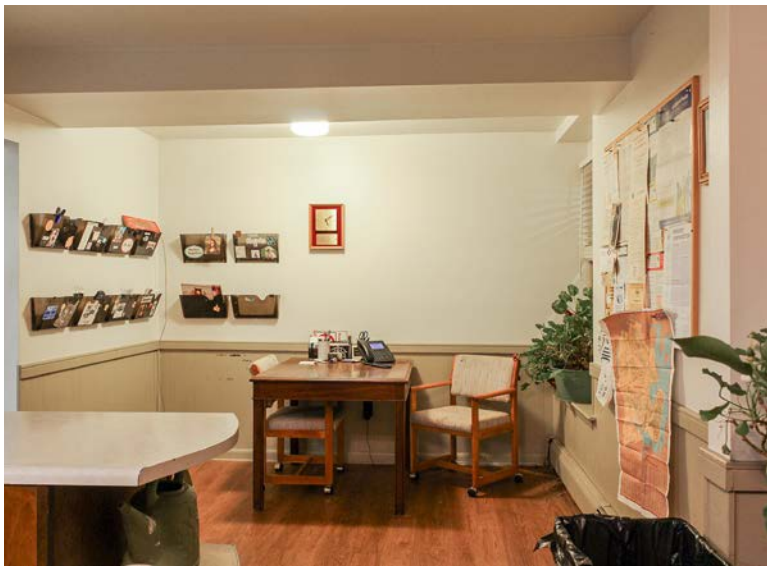


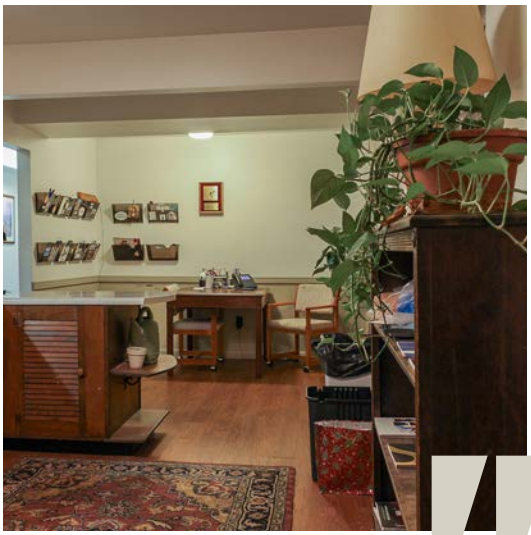


SECOND FLOOR PHOTOS

35-41 Danforth Street • Portland, ME

MALONE
COMMERCIAL BROKERS

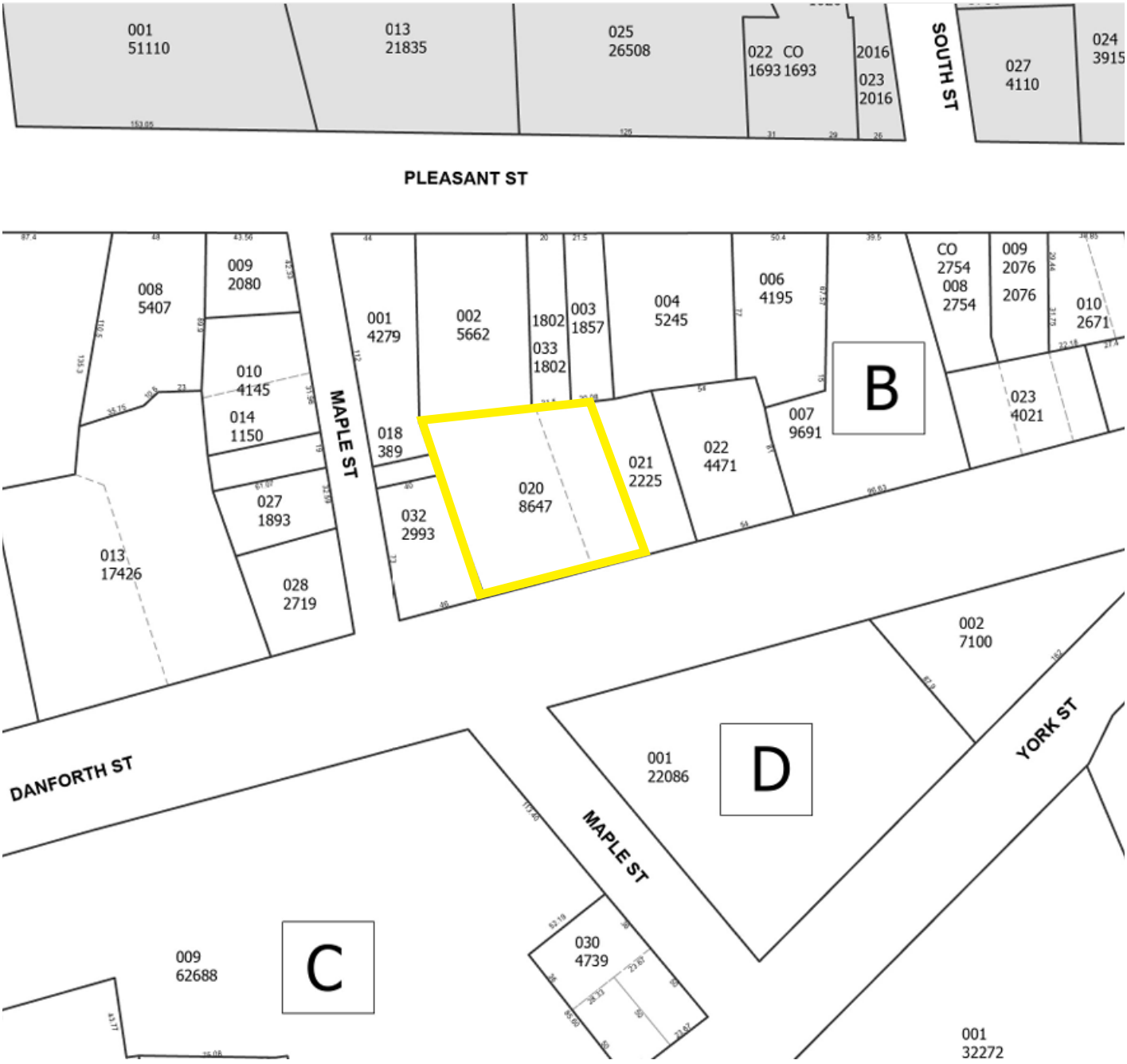




TAX MAP

35-41 Danforth Street • Portland, ME

MALONE
COMMERCIAL BROKERS



THREE MILE DEMOGRAPHICS

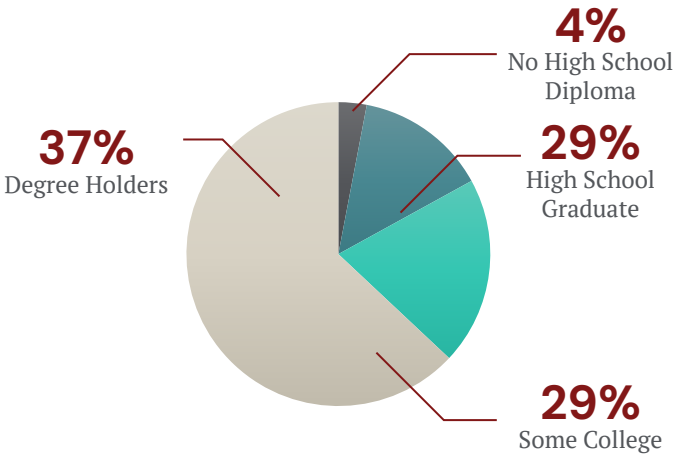
35-41 Danforth Street • Portland, ME

MALONE
COMMERCIAL BROKERS

5,189
Total Businesses

68,494
Total Employees

Education



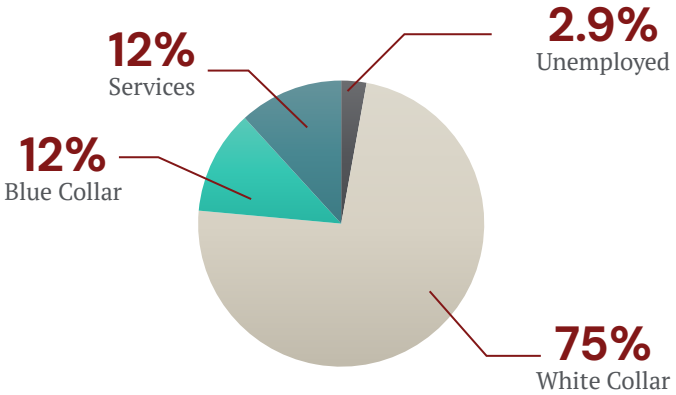
74,563
Population

2.0
Average Household Size

39.3
Average Age

$88,840
Average Household Income

Employment



LOCATION MAP

35-41 Danforth Street • Portland, ME

MALONE
COMMERCIAL BROKERS

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
DiMillo's On the Water Portland
ZC ZEN CHINESE BISTRO

SHOP

Muse PAINTBAR
STONEWALL KITCHEN

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.