

FOR SALE

Warehouse/Retail

6,204± SF | \$995,000



1004 Congress Street, Portland

Property Highlights

- *Close proximity to Maine Medical Center*
- *Less than 1-mile from I-295*
- *Convenient to Downtown Portland*



Property Description

We are pleased to offer this 6,204± SF warehouse/retail building for sale, located at 1004 Congress Street in Portland. This stand-alone property features on-site, paved parking—an increasingly rare amenity in the area. Ideal for an owner/user or investor, this property offers a unique opportunity in a highly visible and accessible location.

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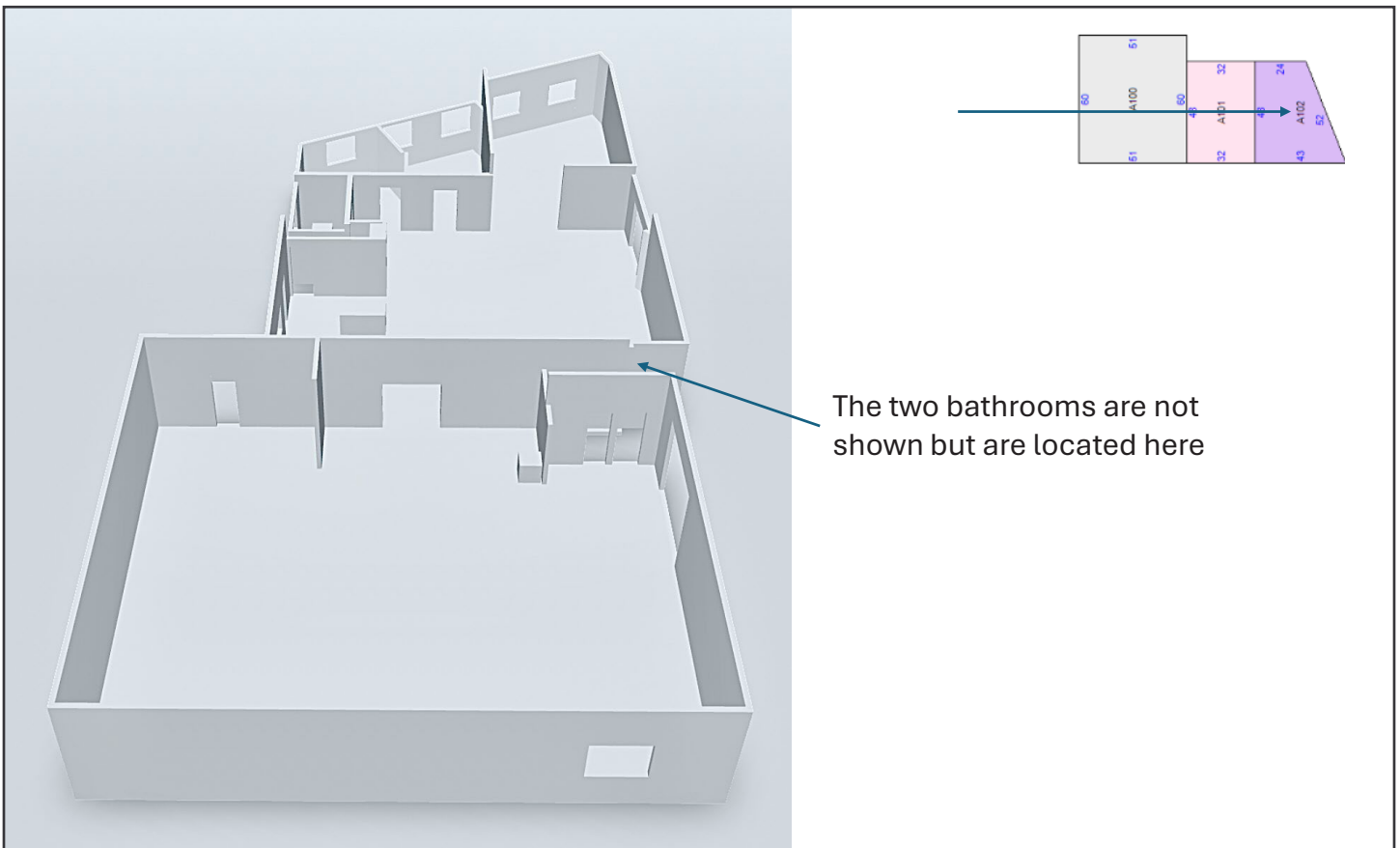
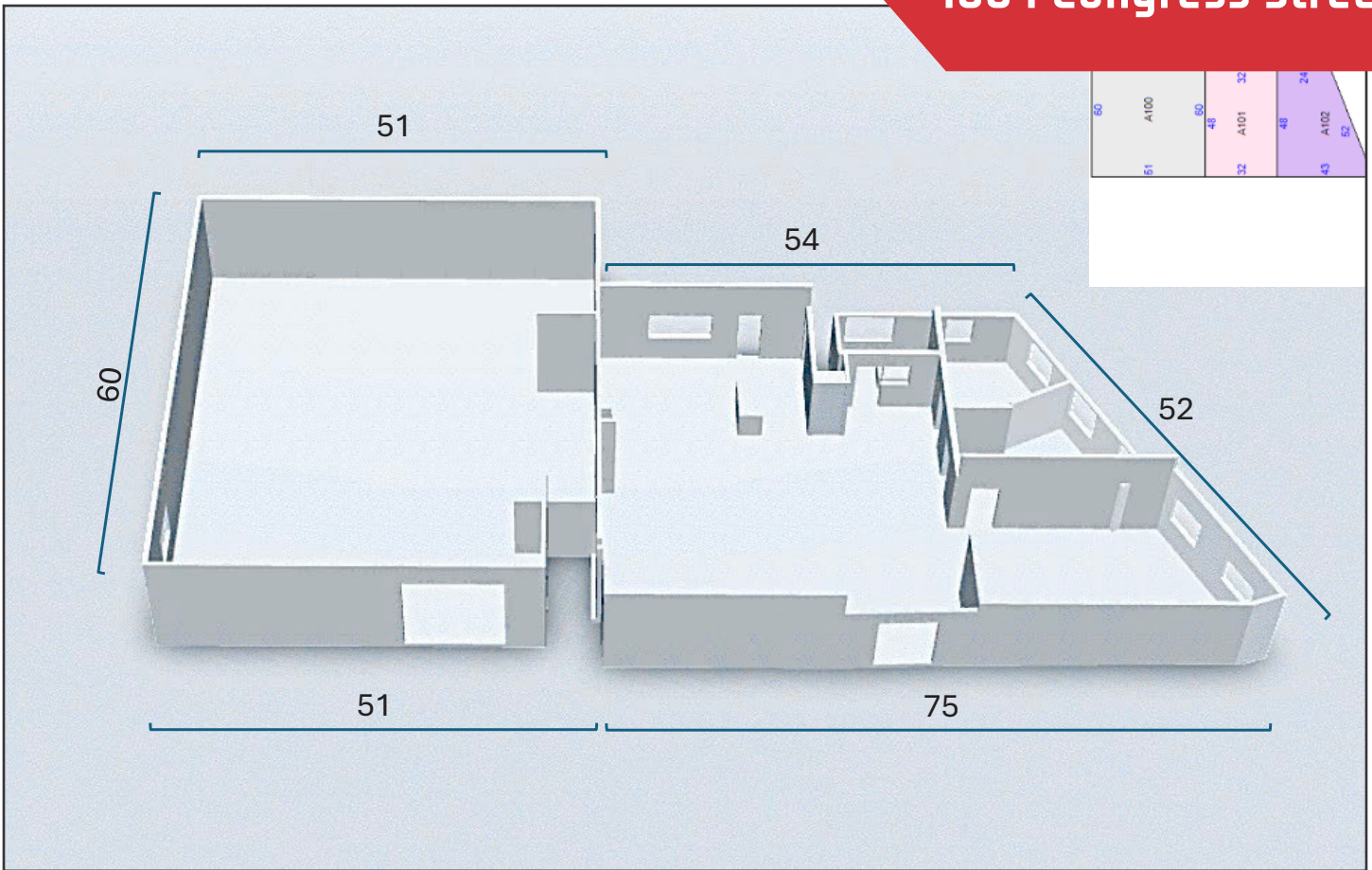


Property Overview

Owner	1004 Congress, LLC
Building Size	First Floor: 6,204± SF Basement: 1,536± SF
Site Size	0.27± acres
Assessor's Reference	Map 76, Block A, Lot 33
Deed Reference	Book 36881, Page 071
Zoning	Business Community (B-2b)
Building Construction	Brick facade, wood framed
Roof	Flat, rubber membrane
Layout	Three (3) offices, Two (2) large open areas, Two (2) restrooms, One (1) kitchenette, and a full-height dry basement
Ceiling Height	12'± - in warehouse area
Flooring	Hardwood and concrete
Overhead Door	One (1) 10' x 10' - potential for another OHD with another existing opening (currently a passage door)
HVAC	Three (3) roof top, natural gas fired units serving the building
Electrical	3-phase, 480 volts
Utilities	Public water, sewer, natural gas, telephone, and cable
Lighting	LED
Parking	Free on-site
Signage	Excellent signage potential on building facade

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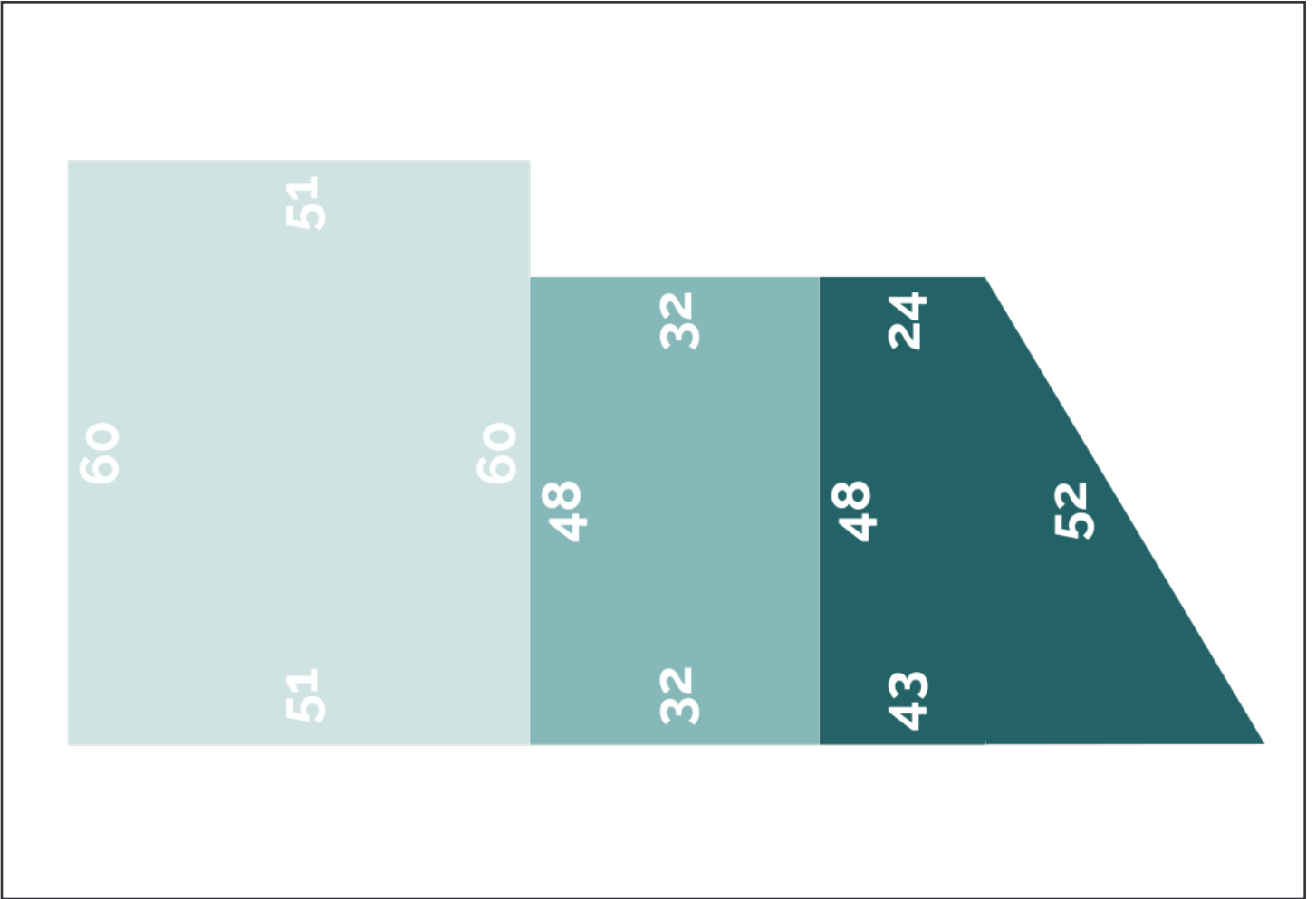


TABLE 6-C: PERMITTED AND CONDITIONAL USES IN MIXED-USE ZONES

	B-1	B-2	B-2b	B-3 ¹	B-4	B-5	B-6	Use Standards
Residential	Two-family dwellings	●	●	●	●	●	●	
	Three-family dwellings	●	●	●	●	●	●	
	Four-family dwellings	●	●	●	●	●	●	
	Townhouse dwellings	●	●	●	●	●	●	6.4.13
	Multi-family dwellings	●	●	●	●	●	●	6.4.12
	Live/work dwellings	●	●	●	●	●	●	
	Lodging houses	●	●	●	●	●	●	6.4.21
	Child care centers + small child care facilities	●	●	●	●	●	●	6.4.9
	Clinics	●	●	●	●	●	●	
	Cultural facilities	●	●	●	●	●	●	
Institutional	Elementary, middle, and secondary schools	●	●	●	●	●	●	
	Emergency shelters			○	○	○		6.4.14
	Governmental uses	●	●	●	●	●	●	
	Places of assembly	●	●	●	●	●	●	6.4.30
	Post-secondary schools		●	●	●	●	●	6.4.31
	Residential care facilities (small)	●	●	●	●	●	●	
	Residential care facilities (large)		●	●	●	●	●	6.4.35
	Adult business establishments			●				6.4.2
	Auto, boat, and related dealerships		○		●			
	Auto service stations		○		●			6.4.5
Commercial / Service	Bars		●	●	●	●	●	6.4.6
	Bed and breakfasts	●	●	●				6.4.7, 6.4.10
	Exhibition, meeting, and convention halls			●	●	●	○	
	Funeral homes		●	●	●			
	General offices	●	●	●	●	●	●	
	General services	●	●	●	●	●	●	6.4.15, 6.4.10
	Greenhouses/nurseries (retail)		○	○	○			
	Hostels	●		●		●		6.4.18, 6.4.10
	Hotels		●	●	●	●	●	6.4.19
	Intermodal transportation facilities		●	●	●	●	●	
Commercial/Service	Marijuana retail stores		●	●	●			6.4.23
	Market gardens	●	●	●	●	●	●	6.4.25, 6.4.10
	Recreation and amusement centers		●	●	●	●		
	Registered marijuana dispensaries		●	●	●			6.4.23
	Restaurants	●	●	●	●	●	●	6.4.34, 6.4.10
	Retail	●	●	●	●	●	●	6.4.36, 6.4.10
	Small-scale marijuana caregivers		●	●	●			6.4.23
	Specialty food service	●	●	●	●	●	●	6.4.10
	Theaters and performance halls		●	●	●	●	●	
	Veterinary services		●	●	●			
Industrial	Animal-related services				●			
	Communication studios		●	●	●	●	●	
	Dairies		●	●	●			6.4.11
	Impound lots				●			6.4.20
	Laboratory and research facilities		○	○	○	○	○	
	Low-impact industrial	●	●	●	●	●	●	6.4.22
	Marijuana manufacturing facilities				●			
	Marijuana testing facilities				●			6.4.23
	Printing and publishing			●	●	●	●	6.4.32
	Self-storage facilities				●			6.4.37
Other	Studios for artists and craftspeople	●	●	●	●	●	●	
	Warehousing and distribution facilities				●			6.4.40
	Marine uses					●	●	6.4.24
	Off-street parking			●/○		●	○	6.4.27
	Parks and open spaces	●	●	●	●	●	●	
	Social service centers		○	○	○	○	○	
	Solar energy systems (minor)	●	●	●	●	●	●	
	Solar energy systems (major)				○			6.4.38
	Utility substations	●	●	●	●	●	●	6.4.39
	Wind energy systems (minor)		○	○	○	○	○	6.4.41

Key: ● = permitted | ○ = conditional | Blank = not permitted | ●/○ = permitted or conditional per use standards

¹ Uses within the B-3 zone may be subject to the standards of the Pedestrian Activities District (PAD) Overlay found in Section 8.5 of this Code.

1004 Congress Street



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.