FOR SALE

Multi-Tenanted Investment

14,234± SF | $2,900,000



169 - 171 Ocean Street

South Portland, ME

- *Multi-tenanted investment*
- *Diverse tenant mix of restaurants, catering, office, and residential*
- *Prime Knightville location*
- *Convenient to downtown Portland, the Old Port, and transportation routes*

BROKER CONTACT

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The Dunham Group | Commercial Real Estate

169-171 Ocean Street



Property Description

We are pleased to offer 169–171 Ocean Street for sale, a highly desirable, three-building, multi-tenanted investment property in the heart of South Portland's Knightville neighborhood. Featuring a diverse mix of restaurants, catering operations, office space, and residential units, the property offers an attractive blend of commercial and residential income streams.

Ideally situated along Ocean Street, the property benefits from excellent visibility within one of South Portland's most vibrant business districts. Knightville is known for its walkable streets, locally owned restaurants, neighborhood shops, and strong sense of community. Located just across the Casco Bay Bridge from Portland, the property offers convenient access to downtown Portland, the Old Port, and the region's major transportation routes.

With its established commercial presence, diverse tenant mix, and desirable location, 169–171 Ocean Street represents an outstanding opportunity for investors seeking a well-positioned, mixed-use asset in the Greater Portland market.



169-171 Ocean Street



Property Overview

Owner	Double S Investments, LLC & Cashflow IQ, LLC
Building Size	3 Buildings totaling 14,234± SF
Space Breakdown	Building A - 6,085± SF Building B - 2,695± Building C - 5,454± SF
Lot Size	0.57± acres
Assessor's Reference	Map 14, Lots 191, 191A, 192
Deed Reference	Book 35267, Pages 146, 148
Annual Taxes	$25,679.74 (26-27)
Zoning	MCC - Mill Creek Core Zoning District
Year Built	1962, 1990
Construction	Block and wood frame; brick, stucco and clapboard siding
Roof	Rubber membrane and asphalt shingle
Flooring	Carpet, wood, tile
Utilities	Municipal water, sewer, natural gas
HVAC	Mix of natural gas and oil boilers, and heat pumps
Electrical	220 amp
Lighting	LED, fluorescent fixtures
Sprinkler	None
Bathrooms	Multiple
Parking	Parking lot on-site

FOR SALE : $2,900,000 - Est. NOI : $231,772

*** Please see broker for rent roll and income/expense information ***

169-171 Ocean Street















169-171 Ocean 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.