

For Sale
Office/Retail
3,430± SF | \$700,000

Premier high-traffic
location!



2063 Congress Street Portland, Maine

Property Highlights

- Great owner/user potential
- Average Daily Traffic Count: 20,000± cars/day
- 300'± of road frontage on Congress Street
- Excellent signage potential

Property Description

We are pleased to offer 2063 Congress Street for sale. This highly visible property is approximately 1/2 mile from PWM Jetport, the Maine Turnpike/I-95, and within 1 mile of many restaurants, car dealerships, hotels, and services.



Broker Contact

Tom Moulton, CCIM, SIOR
Katie Allen
tmoulton@dunhamgroup.com
katie@dunhamgroup.com

Property Overview

Owner	MN Properties LLC
Building Size	3,430± SF
Lot Size	1.3713± acres
Zoning	Office Park (OP)
Assessor's Reference	Map 215, Block B, Lot 4
Deed Reference	Book 17325, Page 082
Annual Taxes	\$10,855.58 (FY '20-'21)
Year Built	1947
Construction	Wood framed
Roof	Pitched - shingles and rubber membrane
Siding	Vinyl clapboard
Floors	Hardwood, carpet
Utilities	Public water & sewer, electric, natural gas, cable, & telephone
Lighting	Fluorescent fixtures
HVAC	Forced hot air and baseboard natural gas fired
Electric	100 amp, 240 volt service
Alarm	Yes
Parking	Ample, on-site
Basement	Full height, concrete basement
Bathrooms	Two (2)
Miscellaneous	Electronic sign included in the sale

FOR SALE : \$700,000

Zoning Overview

Permitted Uses

- Preschool facilities
- General offices
- High tech manufacturing
- Laboratory and research facilities
- Printing and publishing
- Parks and open spaces
- Solar energy system (minor)
- Wind energy system (minor)

