

# FOR SALE/LEASE

## Retail Building

3,584± SF | 0.34± acres



## 391 Forest Avenue, Portland

### Property Highlights

- *Stand-alone Retail Building with Drive-Thru*
- *Prominent Signalized Corner Location*
- *Excellent Visibility & High Traffic Counts*



### Property Description

We are pleased to offer this 3,584± SF stand-alone retail building situated on 0.34± acres for sale or lease at 391 Forest Avenue in Portland. The property is currently occupied by a bank branch and features a drive-thru and on-site paved parking. Located on a prominent, signalized corner, the site offers excellent visibility and strong traffic counts. Availability is anticipated for July 2026.

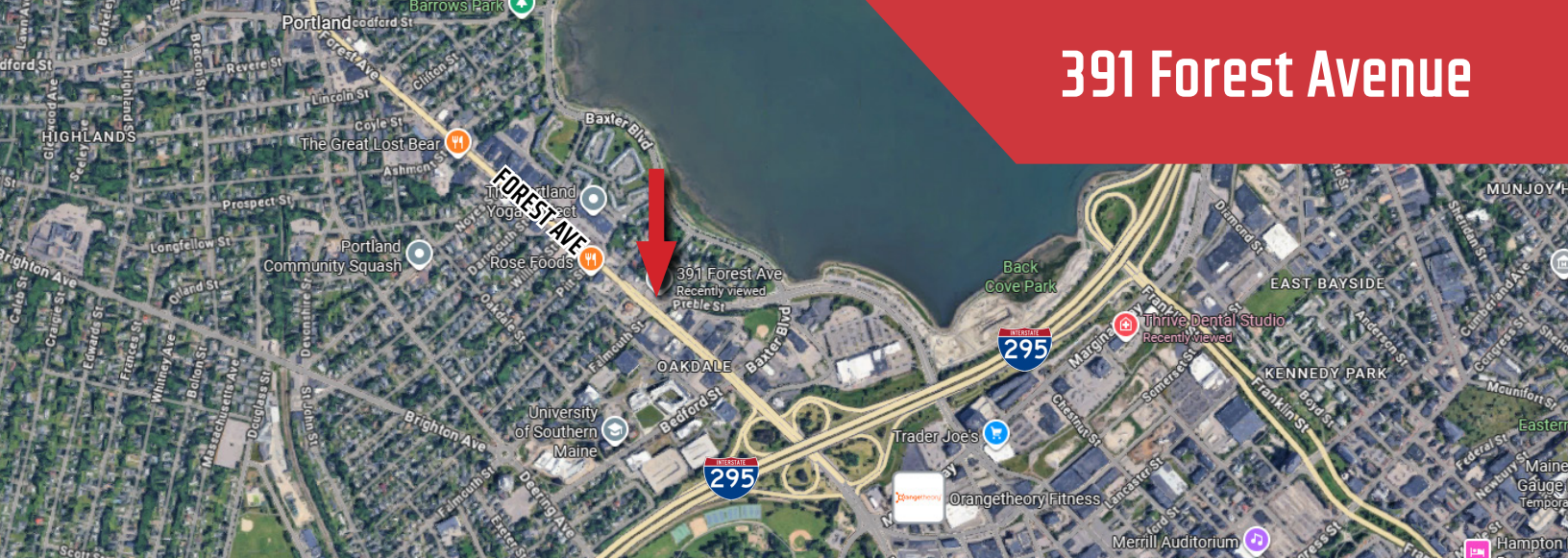
### Broker Contact

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Broker

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# 391 Forest Avenue



## Property Overview

Building Size	3,584± SF
Lot Size	0.34± acres
Space Breakdown	1 <sup>st</sup> floor retail bank branch, lower level break area, support space
Available	July 2026
Zoning	B2b
Assessor's Reference	Map 111, Block D, Lots 5-7
Year Built	1961
Building Construction	Masonry
Roof	Rubber membrane
Siding	Brick
Flooring	Carpet, tile, laminate
Utilities	Public water and sewer, natural gas
HVAC	Central gas-fired roof-top unit
Electrical	110
Lighting	LED fixtures
Bathrooms	Two
Parking	16 spaces on-site
Road Frontage	126' on Forest Avenue, 110' on Preble Street

**FOR SALE : \$1,500,000 - FOR LEASE : \$30.00/SF NNN**

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.