

# FOR SALE

Retail/Office/Mixed-Use

\$445,000



## 8 Cottage Road South Portland, ME

- Excellent Knightville Location
- Potential Redevelopment Up to 3 Additional Floors
- 6 Deeded Parking Spaces
- Minutes to Downtown Portland

### BROKER CONTACT

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## Property Description

Positioned in the heart of South Portland's vibrant Knightville neighborhood, 8 Cottage Road offers a rare opportunity to own a 1,148 SF retail/office mixed-use building in one of Greater Portland's most walkable and dynamic districts. Less than 5 minutes from downtown Portland by car, the property benefits from exceptional accessibility while maintaining the charm and convenience of a true neighborhood setting.

Surrounded by popular coffee shops, boutiques, restaurants, marinas, parks, and everyday amenities, the location draws consistent foot traffic from residents, visitors, and nearby businesses alike. The area's mix of residential growth, waterfront activity, and local commerce creates an ideal environment for retail, office, service, or mixed-use concepts seeking strong visibility and neighborhood appeal.

With its prime Cottage Road frontage and proximity to Portland's urban core, 8 Cottage Road presents a unique opportunity to establish a presence in one of Southern Maine's most sought-after commercial corridors.



## Property Overview

Owner	Wolfinger, LLC
Building Size	1,148± SF
Available	Immediately
Zoning	VE - Village Extension
Assessor's Reference	Map 15, Block 3, Lot 132
Real Estate Taxes	\$3,508.05 (25-26)
Year Built	1940
Building Construction	Brick/masonry
Utilities	Public water and sewer
HVAC	Oil fired hot water, central AC
Bathrooms	1 unisex bathroom
Parking	6 parking spaces in rear lot

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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.