

For Lease
Retail/Flex Building
500, 720, & 3,254± SF



945 Forest Avenue

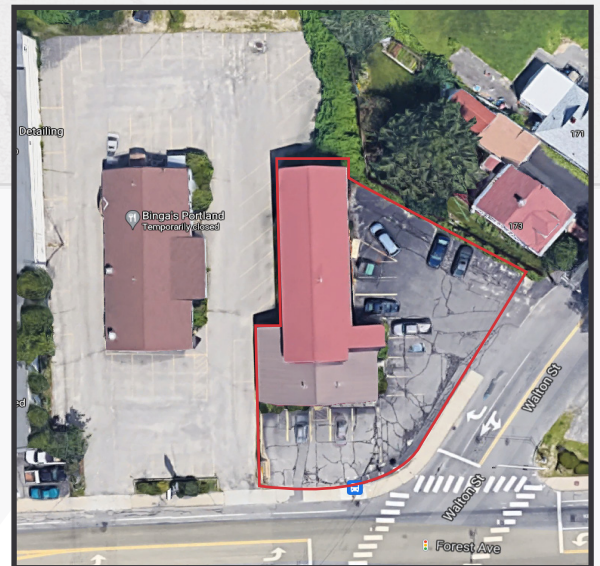
Portland, Maine

Property Highlights

- On-site parking
- Highly visible location
- Daily Traffic Count: ~22,000 cars/day

Property Description

We are pleased to offer for lease 3,254± SF first floor retail/office space and two (2) second floor office suites in this highly visible Forest Avenue location.



Broker Contact

Sam LeGeyt
207.773.7100
sam@dunhamgroup.com

Property Overview

Owner	Doe & Co. Properties
Building Size	5,510± SF
Lot Size	0.2987± acres
Space Breakdown	First Floor - 3,254± SF with one (1) 8' x 8' OHD at two foot (2') dock Office Suite 2 - 500± SF Office Suite 3 - 720± SF
Zoning	B2
Assessor's Reference	Map 142, Block B, Lot 17
Year Built	1964
Building Construction	Wood frame
Siding	Wood
Utilities	Public water/sewer
HVAC	First floor - Gas/Electric Second Floor - Electric baseboard
Electrical	One (1) 200 amp service; four (4) 100 amp services
Bathrooms	First floor - One (1) half bath Second floor - Two (2) half baths
Parking	13± spaces
Traffic Counts	~22,000 cars/daily

FOR LEASE : \$12.00/SF NNN

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