

FOR SALE • MIXED-USE BUILDING

496 Congress Street • Portland, ME



16,380± SF MIXED-USE

- Rare on-peninsula historic redevelopment opportunity
- Fully leased first floor retail with national and local tenants
- Office use on upper floors with tenant on third and fourth floor
- High visibility on Congress Street and located in the heart of downtown

SALE PRICE: \$2,165,000



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PROPERTY SUMMARY

496 Congress Street • Portland, ME



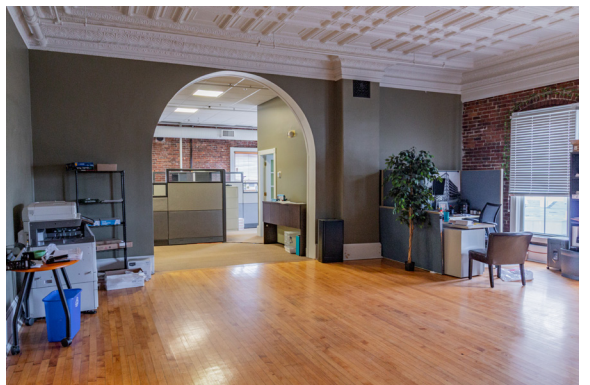
Site Info

OWNER:	498 Congress LLC
DEED:	Book 37227, Page 347
ASSESSOR:	Map 37, Block I, Lot 1
LOT SIZE:	0.07± AC
SIGNAGE:	On building for retail units
PARKING:	None
ROAD FRONTAGE:	53'± on Congress Street 62'± on Brown Street
ZONING:	B-3
PROPERTY TAXES:	\$25,269 (2026)



Building Info

BUILDING SIZE:	13,104± SF plus 3,276± SF basement
YEAR BUILT:	1885 & 1900
CONSTRUCTION:	Masonry
ROOF:	Flat with rubber membrane
SIDING:	Brick with granite sills
FLOORING:	Hardwood, tile, VCT, rolled vinyl and carpet
CEILING HEIGHT:	10'+
ELECTRICITY:	600 amps, 3-phase
HVAC:	Forced hot air natural gas with some electric baseboard heat
UTILITIES:	Municipal water/sewer
SPRINKLER:	Wet system
ELEVATOR:	No



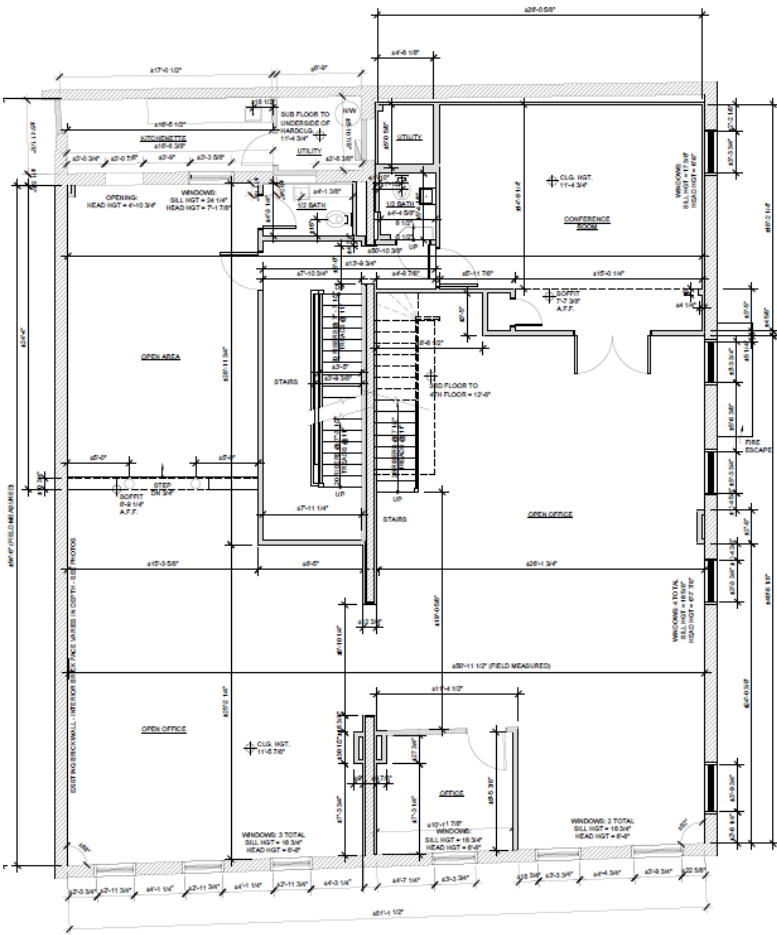
PHOTOS

496 Congress Street • Portland, ME

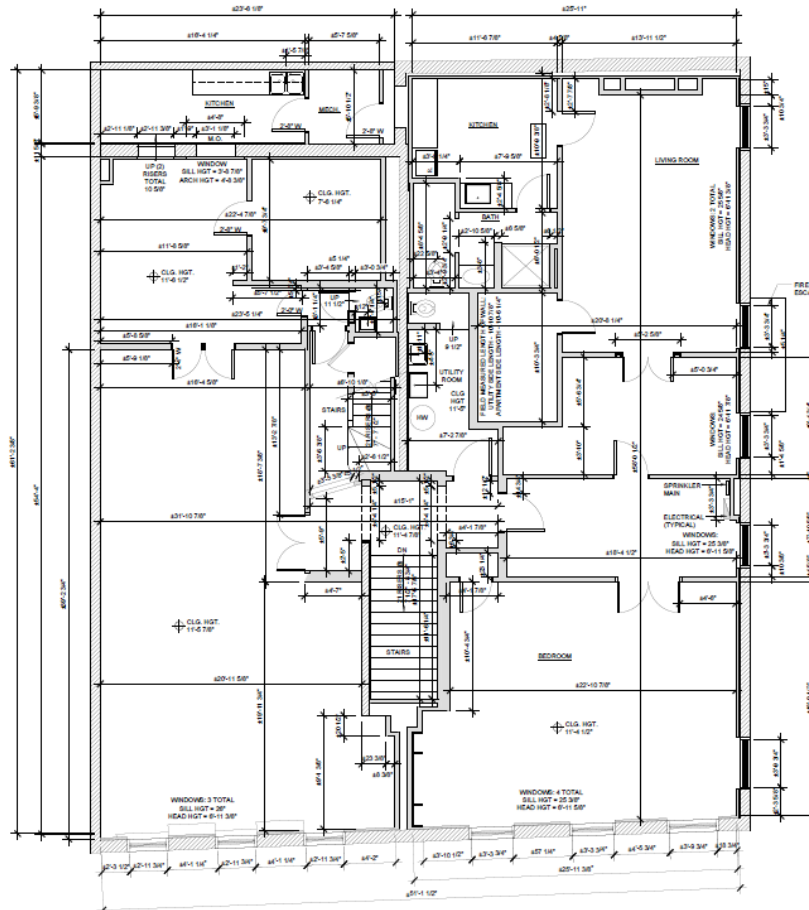


FLOOR PLAN

496 Congress Street • Portland, ME



EXISTING THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



LOCATION MAP

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NEARBY

STAY

THE WESTIN
PORTLAND
HARBORVIEW

Holiday Inn
By the Bay

DINE

EMPIRE
Chinese Kitchen

Becky's
ON HOBBEN'S WHARF

EL RAYO
TAGUERIA

DAVID'S

TACO ESCOBARR

Dutch's
BREAKFAST & LUNCH

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