

**677 FOREST AVE
PORTLAND, ME 04102**



**EXCEPTIONAL INVESTMENT OPPORTUNITY
HIGHLY-VISIBLE LOCATION**



**FOR
SALE**

**.28± ACRES
4,922± SF**

PROPERTY FEATURES

PRIME INVESTMENT OPPORTUNITY

- Prime location with excellent visibility and access on Forest Avenue
- High-traffic area with more than 22,000 vehicles passing daily (2023)
- On-site parking available, a rare advantage in this part of Portland
- Surrounded by retail, dining, and service amenities
- Minutes from downtown Portland and the University of Southern Maine
- Strong investment potential with steady rental demand
- Flexible space suitable for retail, office, medical, or service-based uses
- Opportunity for future redevelopment
- Well-maintained turnkey property for owner-occupancy or long-term investment



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SALE INFORMATION

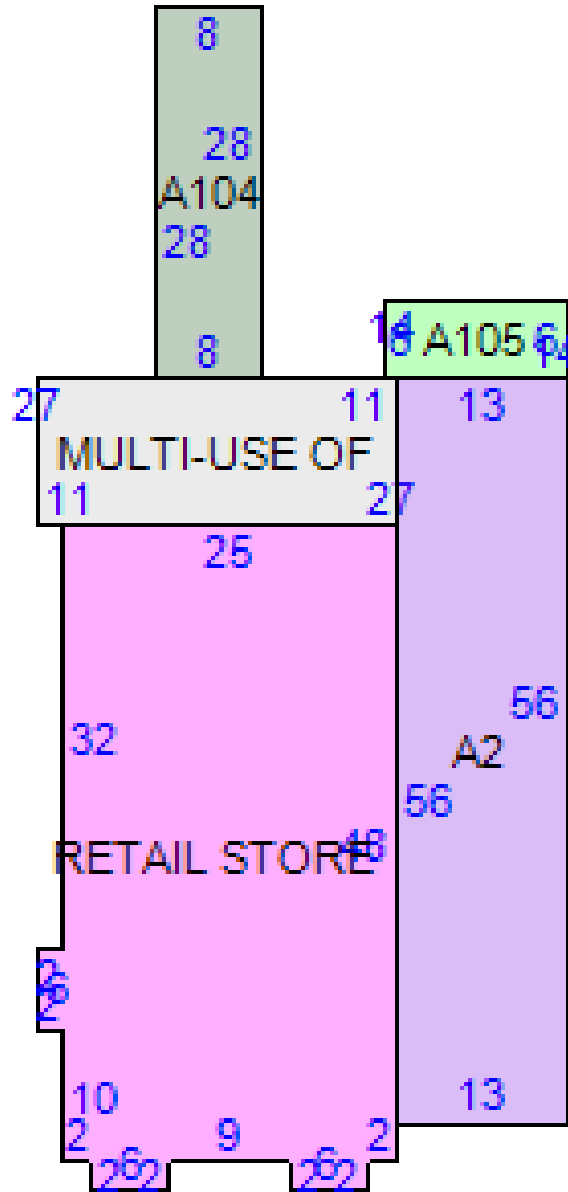
PROPERTY ADDRESS	677 Forest Ave Portland, ME
PROPERTY TYPE	Commercial/Mixed use
PROPERTY USE	Retail/Office
SF	4,922± Square Feet
LOT SIZE	.28± Acres
PARKING	Onsite paved
WATER/SEWER	Public
BUILT	1938
STORIES	2
BASEMENT	Yes
LAYOUT	1,200 SF Basement- Storage 297 SF Basement- Storage 1,200 SF Floor 1- Retail 1,025 SF Floor 1- Office 1,200 SF Floor 2- Office
HEAT	In unit
PRICE	\$1,985,000
BROKER	David Jones

CONTACT



DAVID JONES
David@fobailey.com
207.650.3455

BUILDING SKETCH



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PHOTOS

**PRIME
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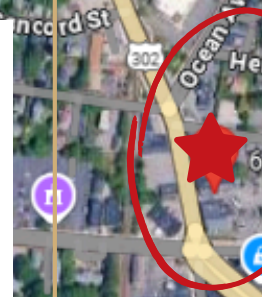
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PRIME INVESTMENT OPPORTUNITY

AREA MAP

Nearby Businesses & Attractions

- The Woodford Club
- Woodford Food & Beverage
- The Great Lost Bear
- VFW
- Artists and Craftsman
- Victoria's Market
- Bird & Co
- Walgreens
- Millennial Nail & Spa
- Black Owl Studio
- Veranda Asian Market
- coveside Coffee
- Clippers Barber Shop



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