

# FOR SALE | PRIME URBAN INFILL DEVELOPMENT SITE

189 ANDERSON STREET, PORTLAND, ME 04101



## PROPERTY HIGHLIGHTS

- Rare opportunity to acquire a 0.19± AC development site in Portland's East Bayside neighborhood with immediate access to I-295, downtown Portland, & Munjoy Hill
- Existing 1,635± SF, steel-constructed former auto repair shop
- Flexible B-5 (Urban Commercial) Zoning supports a dense mix of commercial, low-impact industrial, & residential uses
- Site plan approvals in place for a 5,665± SF flex building, while the property could also support up to 40 residential apartment units (confirm with City of Portland)

**PRICE \$745,000**



# PROPERTY DETAILS

<b>Owner of Record</b>	Munjoy Valley LLC
<b>Street Address</b>	189 Anderson Street, Portland
<b>Building Size</b>	1,635± SF
<b>Year Built</b>	1950
<b>Stories</b>	1
<b>Map/Block/Lot/Unit</b>	Map 10 / Block A / Lot 26
<b>Book &amp; Page</b>	Book 38233 / Page287
<b>Zoning</b>	B-5 (Urban Commercial)
<b>Property Type</b>	Land / Redevelopment
<b>Walk Score</b>	90
<b>Land Area</b>	.19± AC
<b>Water/Sewer</b>	Municipal
<b>Lot Frontage</b>	120'± Anderson Street + 95'± on Gould Street
<b>Annual RE Taxes (\$)</b>	\$5,006.44
<b>Area Businesses</b>	Maine Body Alliance, Lone Pine Brewing, Bellflower Brewing, Beacon Community Fitness, Maine Public Radio, Play it Again Sports, Cyclemania, Cove Street Arts, Portland Power Yoga
<b>Price</b>	\$745,000



# PERMITTED & CONDITIONAL USES

## PERMITTED USES

Two-family dwellings  
Three-family dwellings  
Four-family dwellings  
Townhouse dwellings  
Multi-family dwellings  
Live/work dwellings  
Lodging houses  
Child care centers & small child care facilities  
Clinics  
Cultural facilities  
Elementary, middle & secondary schools  
Governmental uses  
Places of assembly  
Post-secondary schools  
Residential care facilities

Bars  
Exhibition, meeting & convention halls  
General offices  
General services  
Hostels  
Hotels  
Intermodal transportation facilities  
Market gardens  
Recreation & amusement centers  
Restaurants  
Retail  
Specialty food service  
Theaters & performance halls  
Communication studios  
Low-impact industrial

Printing & publishing  
Studios for artists & craftspeople  
Marine uses  
Off-street parking  
Parks & open spaces  
Solar energy systems (minor)  
Utility substations

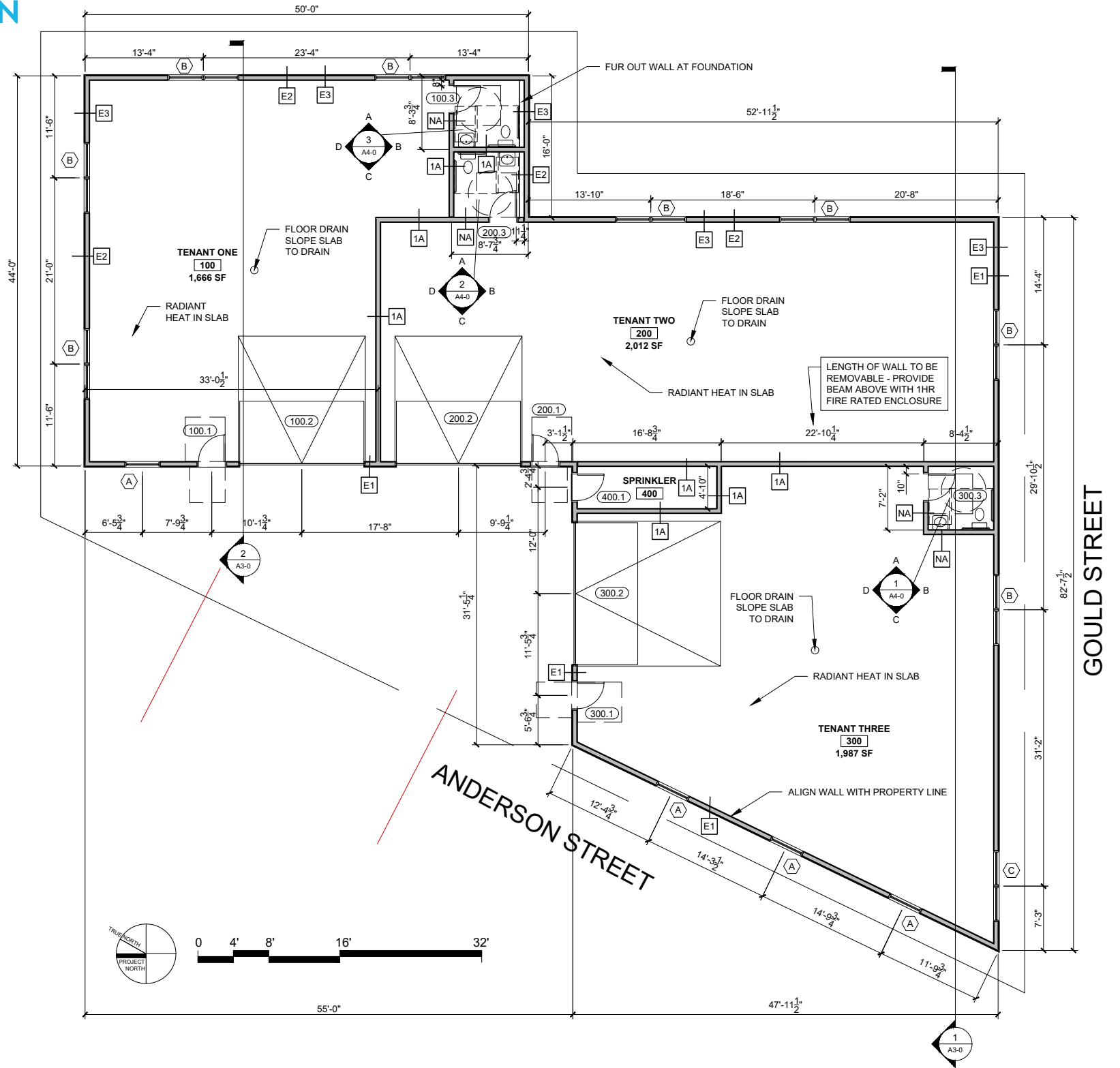
## CONDITIONAL USES

Emergency shelters  
Laboratory & research facilities  
Social service centers  
Wind energy systems (minor)

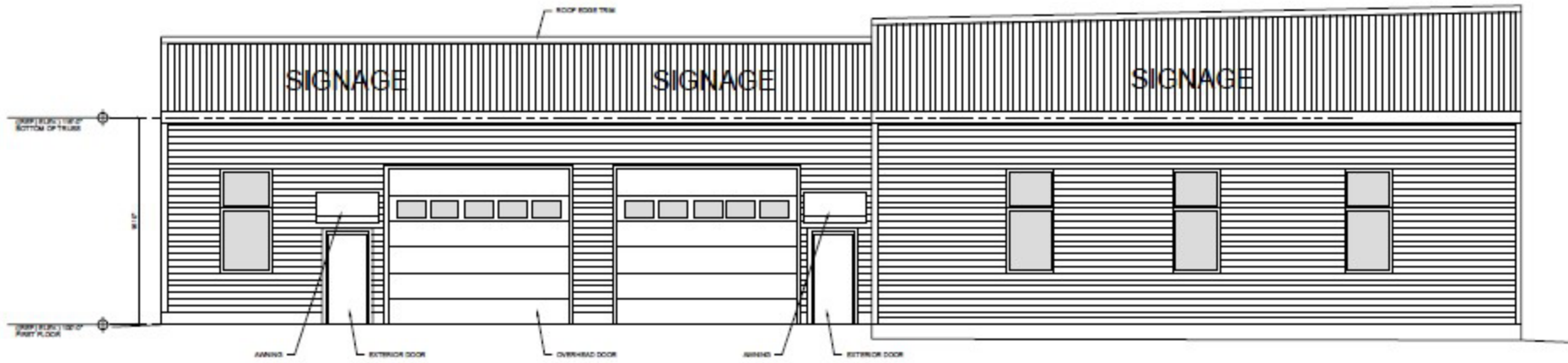




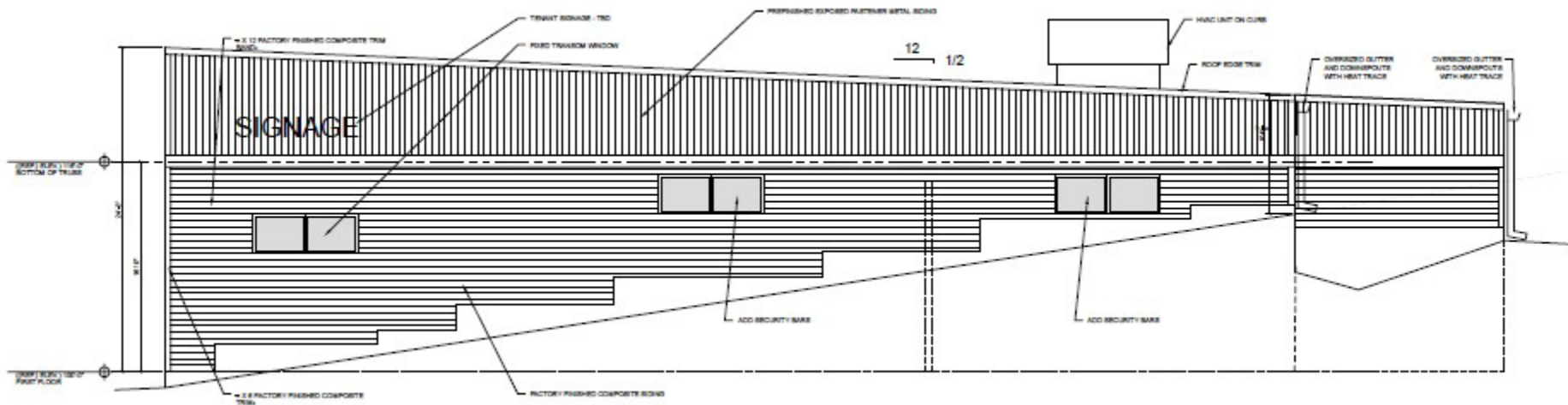
# FLOOR PLAN



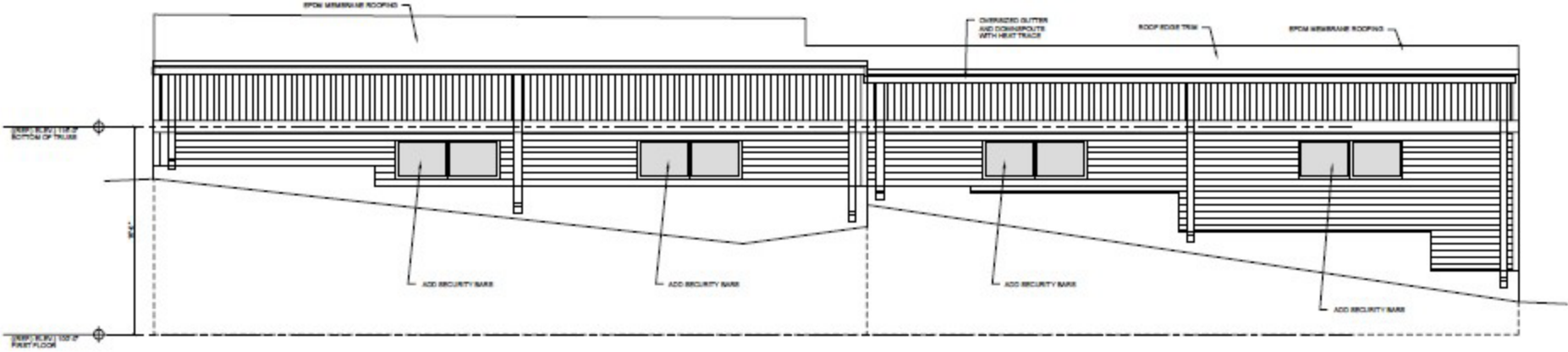
# WEST ELEVATION



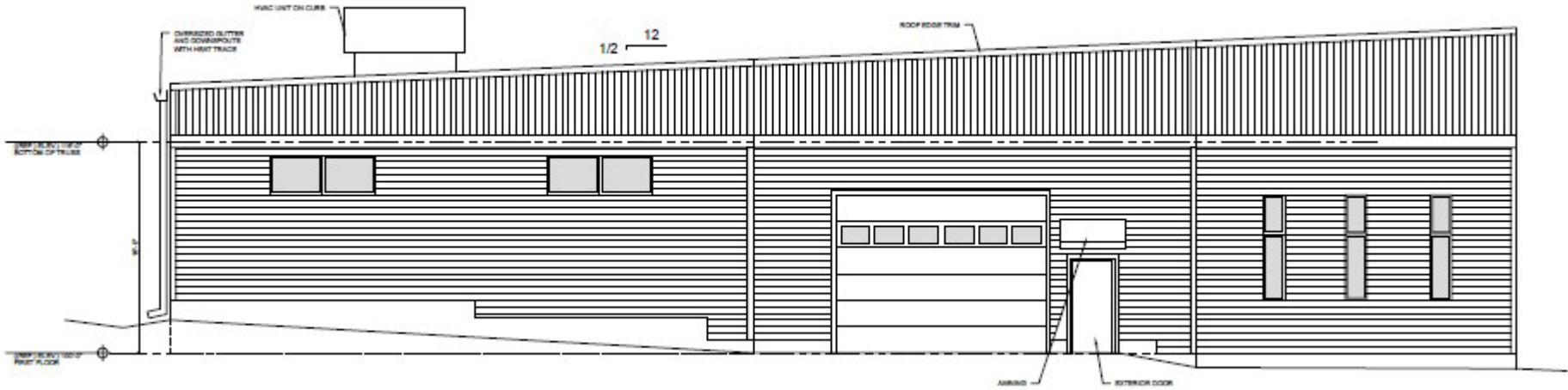
# SOUTH ELEVATION



# EAST ELEVATION



# NORTH ELEVATION





## CONTACT



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