

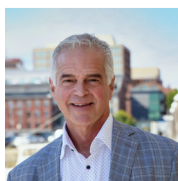
# FOR SALE OR LEASE • OFFICE BUILDING

244 Western Avenue • South Portland, ME



## OFFICE BUILDING

- 13,955± RSF available
- 19,188±SF building on 2.61± acres
- Subdividable providing for a variety of users
- Ideal opportunity for owner-user
- Prominent signage visibility along Western Avenue, with convenient access to the Maine Mall, I-95 & I-295
- Ample on-site parking with 92± spaces



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**SALE PRICE: \$3,800,000**  
**LEASE RATE: \$26.00/SF NNN**



# PROPERTY SUMMARY

244 Western Avenue • South Portland, ME



## Site Info

OWNER:	244 Western Ave LLC
DEED:	Book 42078, Page 2
ASSESSOR:	Map 67, Lot 20
LOT SIZE:	2.61± AC
SIGNAGE:	At pylon, lobby and suite
PARKING:	92± parking spaces on site
ROAD FRONTAGE:	118'± on Western Avenue
TRAFFIC COUNT:	11,602± on Western Avenue AADT
ZONING:	CS - Commercial Suburban
PROPERTY TAXES:	\$31,913 (2026)



## Building Info

BUILDING SIZE:	19,188± SF
YEAR BUILT:	1976
CONSTRUCTION:	Wood-frame
ROOF:	Asphalt shingles
SIDING:	Clapboard, masonry
FOUNDATION:	Full
FLOORING:	Tile, wood and carpet
CEILING HEIGHT:	8'± to cathedral
LIGHTING:	LED and flourescent
HVAC:	Central Air/natural gas
UTILITIES:	Municipal water/sewer
KITCHEN:	No
RESTROOM:	7±
SPRINKLER:	Yes; Wet



# PHOTOS

244 Western Avenue • South Portland, ME



# PHOTOS

244 Western Avenue • South Portland, ME





# MEZZANINE LEVEL FLOOR PLAN

244 Western Avenue • South Portland, ME



1,544± RSF



# LOWER LEVEL FLOOR PLAN

244 Western Avenue • South Portland, ME



2,495± RSF

# DEMOGRAPHICS • 5 MILES

244 Western Avenue • South Portland, ME



128,242  
Population

2.1  
Average Household Size

40.6  
Median Age



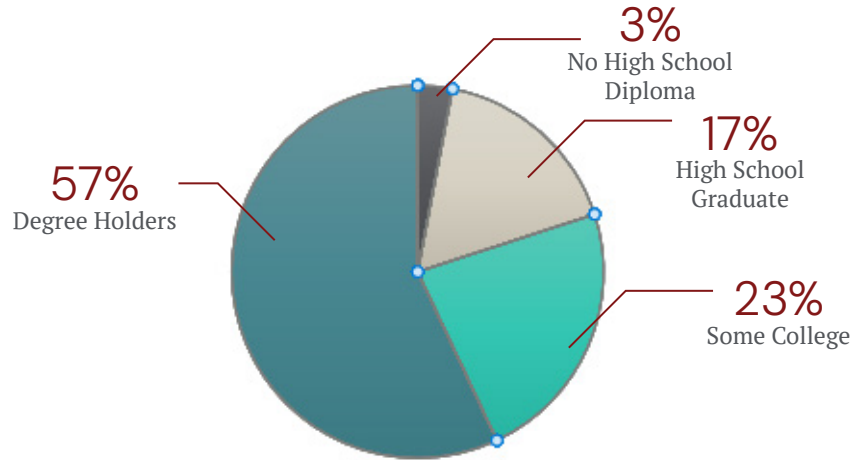
8,745  
Total Businesses

132,738  
Total Employees

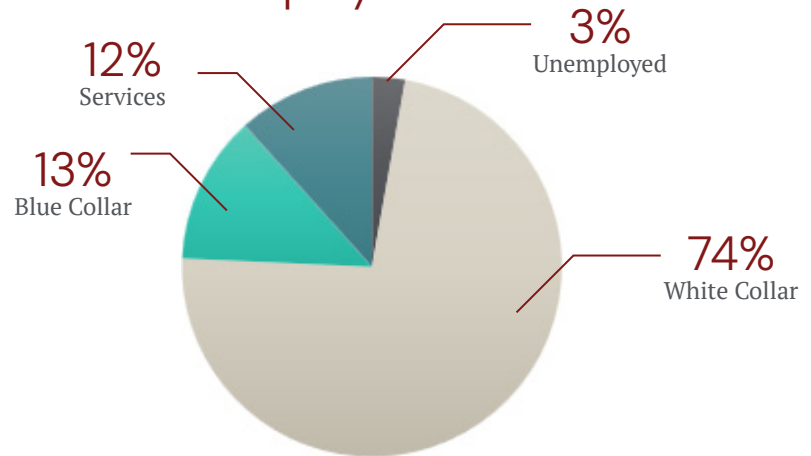


\$93,013  
Median Household  
Income

## Education



## Employment



# LOCATION MAP

244 Western Avenue • South Portland, ME



**NEARBY**

**STAY**

**CHOICE HOTELS®** **Comfort INN**

**DINE**

**Olive Garden ITALIAN KITCHEN** **Panera BREAD®**

**SEA DOG BREWING CO.** **TUSCAN**

**SHOP**

**DSW DESIGNER SHOE WAREHOUSE®** **DICK'S SPORTING GOODS**

**THE HOME DEPOT** **TJ-maxx**

**THE MAINE MALL**

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