

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

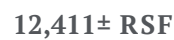


PHOTOS

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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



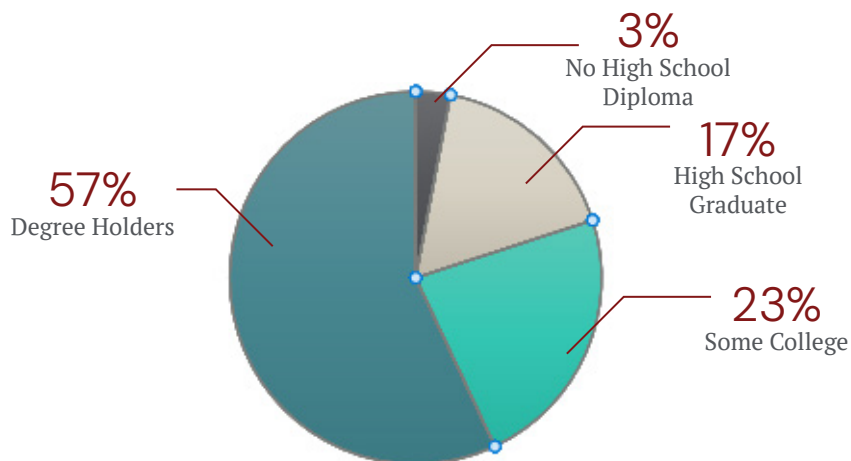
8,745
Total Businesses

132,738
Total Employees

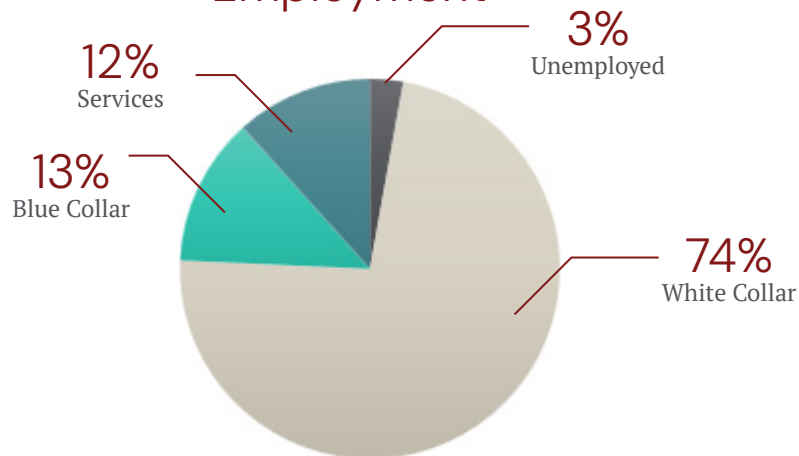


\$93,013
Median Household
Income

Education



Employment



LOCATION MAP

244 Western Avenue • South Portland, ME



NEARBY

STAY



DINE



SHOP



THE MAINE MALL

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