

FOR SALE • OFFICE BUILDING

1385 Congress Street & 16 Stevens Ave • Portland, ME



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3,048± SF OFFICE BUILDING

- Great owner-user opportunity
- Highly visible location with traffic counts of 20,828± cars/day ADT
- Directly opposite Shaw's entrance
- Great building signage opportunity directly on Congress St.

SALE PRICE: \$675,000



PROPERTY SUMMARY

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Site Info

OWNER:	KTS Management
DEED:	1385 Congress St: Book 12769, Page 96 16 Stevens Ave: Book 12769, Page 94
ASSESSOR:	Map 194, Lot C-22 & Lot C-122
LOT SIZE:	0.5498± AC
SIGNAGE:	On building
PARKING:	Parking on-site
ROAD FRONTAGE:	85'± on Congress Street 100'± on Stevens Ave
TRAFFIC COUNT:	20,898± (ADT, 2025)
ZONING:	1385 Congress St: B-1 (Neighborhood Business) 16 Stevens Ave: RN-1 (Residential)
PROPERTY TAXES:	\$7,022.68 (2026)
SITE ENTRANCE:	Congress St & Stevens Ave



Building Info

BUILDING SIZE:	3,048± SF
YEAR BUILT:	1920
CONSTRUCTION:	Wood-frame
ROOF:	Asphalt shingles, 20 years old
SIDING:	Wood shingles
FLOORING:	Carpet
ELECTRICITY:	Updated breaker system
HVAC:	Forced Air, Oil
UTILITIES:	Public water & sewer
KITCHEN:	Yes
RESTROOM:	Two (2)



PHOTOS

1385 Congress Street & 16 Stevens Ave • Portland, ME



EXTERIORS

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TAX MAP

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LOCATION MAP

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