



# FOR SALE

## 8-10 COTTAGE ROAD, SOUTH PORTLAND



### Property Description:

Available Space:  
4,350± SF

Sale Price: \$1,000,000

Compass Commercial Brokers is pleased to offer for Sale 8 & 10 Cottage Road in South Portland. The iconic Knightsville properties have been owned by the same family for nearly 25 years, and are now positioned as prime redevelopment opportunities. 8 & 10 Cottage Road offer 4,350+/- square feet of office and retail on two floors with ocean views and deeded on-site parking. Knightsville has become a burgeoning lifestyle center with a well designed blend of residences, shops, restaurants, a marina, dog paths & parks, and the convenience of a supermarket just steps away. Everything is available by foot or bicycle. Knightsville is just minutes from Downtown Portland and I-295, making 8 & 10 Cottage Road an ideal retail/residential conversion investment. Contact the Broker for additional information.

- **Property Address:** 8-10 Cottage Road, South Portland, ME
- **Owner:** Kirk & Lisa Wolfinger
- **Zoning:** Light Industrial—Business Park I-3
- **Year Built:** 1900/1940
- **Building Size:** 4,350 +/- SF (Combined)
- **No. of Stories:** One (1) 8 Cottage, Two (2) 10 Cottage
- **Book/Page:** 16232/0001 & 14359/0036
- **Utilities:** Public Water & Sewer
- **HVAC:** Oil, Hot Water, Central Air, Forced Air Duc
- **Electric:**
- **Parking:** Deeded & Road Front
- **Signage:** Building façade, entrance doors,
- **Building Construction:** Brick/Masonry & Wood Frame with metal siding

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