



# FOR SALE

## 375 Riverside Street, Portland ME



### Property Description:

**Sale Price \$3,795,000**

### Property Highlights:

Compass Commercial Brokers is pleased to present this exceptional owner occupied/investment opportunity with 26,285 SF of unbeatable retail visibility along one of Portland's busiest corridors. Strategically located within a mile of Exit 48 of I-95 and the Rock Row Development, the property features excellent visibility with traffic counts of 18,300 AADT (2019) and approximately 300ft of road frontage. An existing lease through October 2025, allows for an investor or owner/user to reimagine the property by subdividing or repurposing for new uses.

- 300 Feet of road frontage
- Exit 48 of I-95 & Rock Row Development  
Within 1 mile of this location
- Existing lease through October 2025

- **Property Address:** 375 Riverside Street, Portland, Maine
- **Owner:** BE Holdings, LLC
- **Year Built:** 1989, Renovated 1995
- **Zoning:** B4
- **Book/Page:** 40072/60
- **Land Area:** 2.797 +/- acres
- **Utilities:** Public water/ Private Septic/Replaced 2023
- **Parking:** Ample on-site parking
- **Amenities:** Easy Access to I-95.
- **Heating:**
  - Retail: Natural Gas
  - Service Center: Natural Gas
  - Warehouse: Propane
- **Building Size:**
  - Total S.F. 26,285
  - Warehouse: 6,600 +/- S.F.
  - Retail: 8,400 +/- S.F.
  - Service Center: 11,285 +/- S.F.

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# Interior Photos

375 Riverside Street, Portland ME





# Photos

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# Photos

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# Zoning

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### ZONING - BUSINESS DISTRICT 4 (B4)

#### Business District 4 (B4)

To provide appropriate locations in the city for the development and operation of businesses catering primarily to highway-oriented trade along major arterials (uses which have market areas which are primarily dependent on the regional highway network or serve a regional or larger market), as well as to provide appropriate locations for large-scale commercial uses that require larger land areas to accommodate their operations.



### PERMITTED USES

- Lodging Houses
- Government Uses
- Places of Assembly
- Preschools
- Post-Secondary
- Auto, Boat and Related Dealerships
- Bars
- Funeral Homes
- General Offices
- General Services
- Hotels
- Marijuana Retail Store
- Recreation and Amusement
- Restaurants
- Retail
- Theaters
- Veterinary Services
- Studios
- Dairies
- Labs / Research Facilities
- Low impact Industrial
- Repair Services
- Studios
- Tow Lots
- Warehousing, Storage and Distribution
- Solar Energy



