

CPI

Portland Office For Sale

39 Forest Avenue
Downtown Portland, ME



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Commercial Properties Inc.
100 Silver Street ~Portland, ME
04101

**For Sale:
38,000 +/- SF
Professional Office**

**39 Forest Ave.
Downtown
Portland, Maine**

38,000 +/- SF 2 Story masonry building.

HVAC: Natural gas rooftop units

Sprinkled: Yes, wet system throughout.

Parking: 12 spaces on site, recorded rights to 50 spaces in adjacent Gateway parking garage at market rates.

Occupancy: 100 %

Sale Price: \$4,300,000

Cape Rate: 10.0%- Lease to MMC: \$451,312 through 6/30/2016.

Financials furnished upon request to qualified parties.

See broker for a complete list of recent property up grades and capital improvements.



39 Forest Avenue is a brick complex located approximately ½ mile from Exit 6 off I-295 on one of the city's major thoroughfares to downtown. It lies ½ block from Congress Street and in the heart of Portland's Downtown District. The Property offers some on site parking and is opposite the Gateway Parking Garage.

Located in close proximity to all area amenities and has excellent visibility along the heavily traveled Forest Avenue.



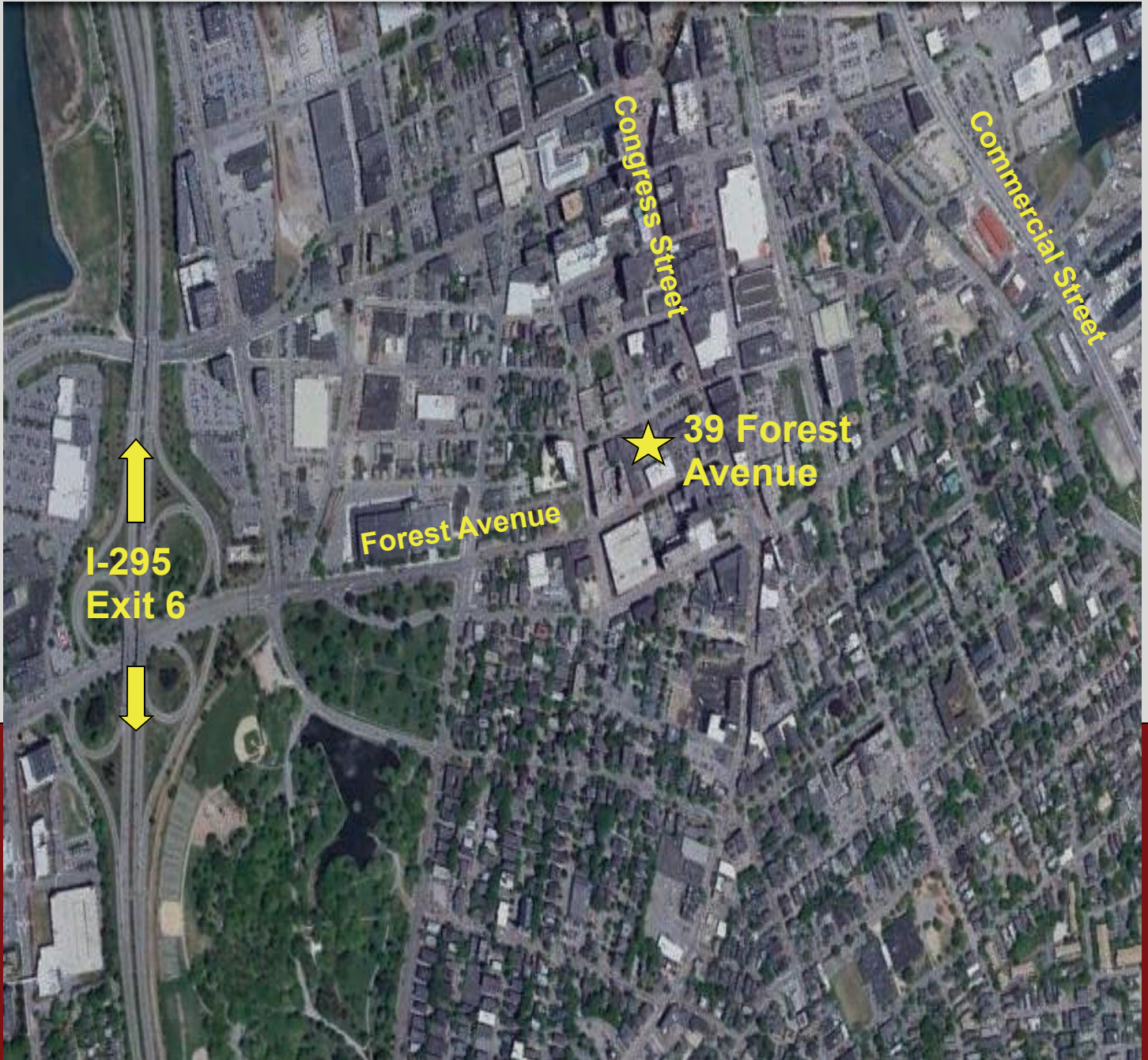
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100 Silver Street Portland, ME 04101
207-774-1885 phone 207-774-8397 fax
www.commercialpropertiesinc.com

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