

# FREESTANDING RETAIL/OFFICE BUILDING

936 BRIGHTON AVE, PORTLAND, ME 04102



FOR SALE/LEASE



## PROPERTY DETAILS

11,180± SF FREESTANDING RETAIL/OFFICE  
BUILDING ON 1.3± AC

- Convenient Brighton Avenue location near Pine Tree Shopping Center and Rock Row
- Close proximity to Maine Turnpike Exits 47 and 48
- Large lighted parking area
- Prominent pylon signage available
- Traffic Counts 26,790 daily cars per 2017 ME DOT
- Lease rate of \$18.00/SF NNN
- Sale Price of \$3,200,000



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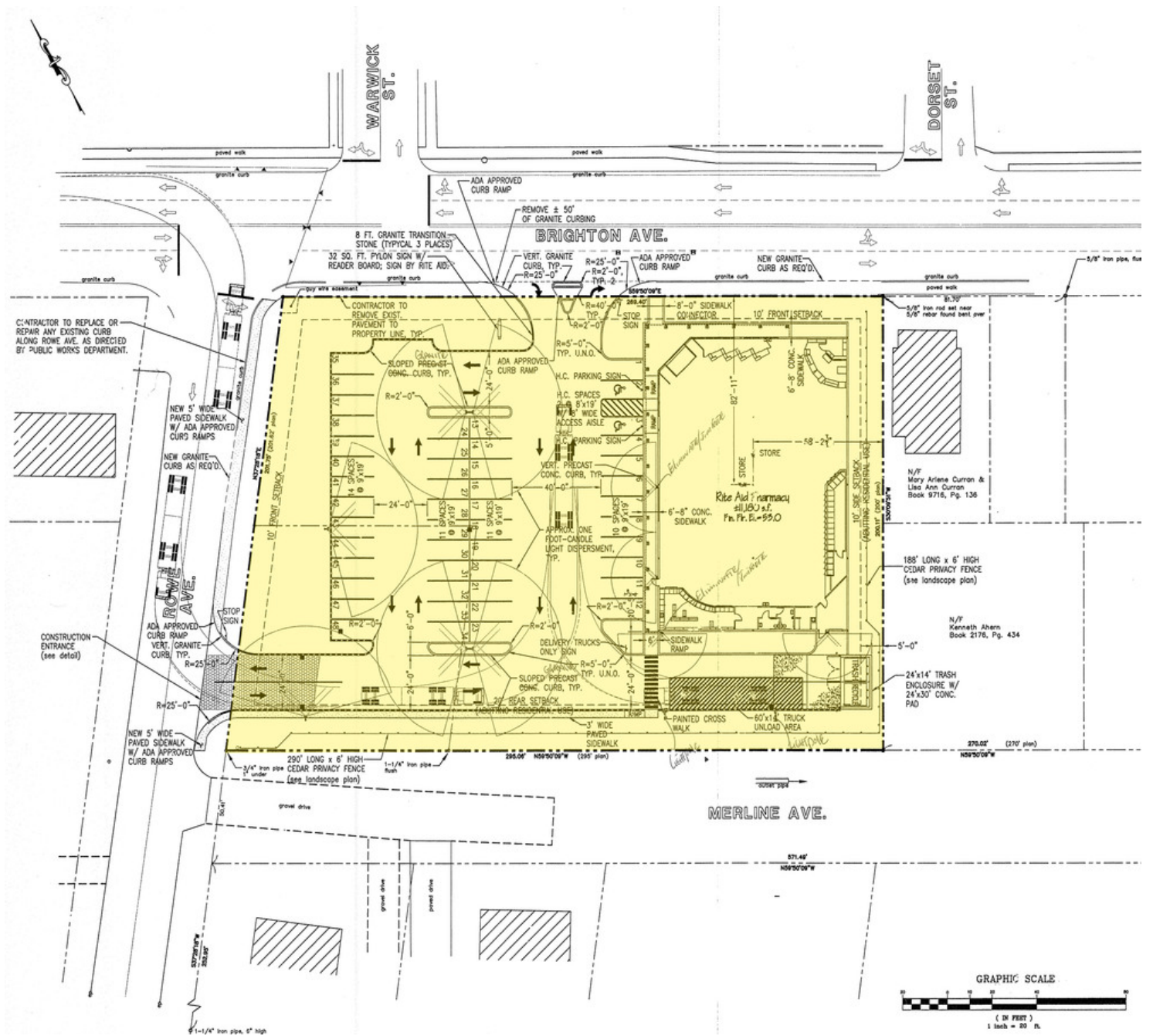
OWNER	Brighton/Portland, LLC
ASSESSORS REFERENCE	Map 260, Block B, Lot 001-002
REGISTRY OF DEEDS	Book 14140, Page 44
BUILDING SIZE	11,180± SF
LOT SIZE	1.3± AC
AVAILABLE SPACE	11,180± SF
HVAC	Forced hot air and central A/C Natural gas, roof-top units
UTILITIES	Municipal water/sewer
PARKING	Ample, free, on-site parking with curb cuts on both Brighton Avenue and Rowe Avenue
SIGNAGE	On building and street pylon at tenant's expense
ROAD FRONTAGE	270'±
TRAFFIC COUNTS	26,790 AADT
ACCESS	Less than one mile to Maine Turnpike Exit 48
ZONING	B1 - Business Community
AREA BUSINESSES	Subway, Quirk Chevrolet, Fiat of Portland, Lowe's, Little Caesar's, CVS Pharmacy, Sullivan Tire, Jo-Ann Fabrics, Big Lots, Bangor Savings Bank, Applebee's, Dollar Tree, Workout Anytime, FedEx, University Credit Union and many more
SALE PRICE	\$3,200,000
LEASE RATE	\$18.00/SF NNN
REAL ESTATE TAXES	\$3.88/SF (2018/2019)

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## SITE PLAN



# FOR LEASE | RETAIL/OFFICE SPACE

936 BRIGHTON AVENUE, PORTLAND, ME 04102



## CONTACT US



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