

RETAIL FOR SALE

777 Forest Ave, Portland, ME 04103



OFFERING SUMMARY

SALE PRICE:	\$390,500
LOT SIZE:	0.145 Acres
YEAR BUILT:	1930
BUILDING SIZE:	3,948 SF
ZONING:	B2
PRICE / SF:	\$98.91

PROPERTY OVERVIEW

The subject property is a 3,984 +/- SF, two story building that is currently occupied by a CBD retail shop and office space. The Building is attractive and located on a nice lot on Forest Ave between Woodfords Corner and Morrills Corner.

KW COMMERCIAL
50 Sewall Street,
Second Floor
Portland, ME 04102

KEVIN FLETCHER, CCIM
Managing Director
O: 207.879.9800
C: 207.754.9311
kevin@maineccim.com
ME #BA903663 - NH # 064279

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

777 Forest Ave, Portland, ME 04103



KW COMMERCIAL
50 Sewall Street,
Second Floor
Portland, ME 04102

KEVIN FLETCHER, CCIM
Managing Director
O: 207.879.9800
C: 207.754.9311
kevin@maineccim.com
ME #BA903663 - NH # 064279

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

777 Forest Ave, Portland, ME 04103



KW COMMERCIAL
50 Sewall Street,
Second Floor
Portland, ME 04102

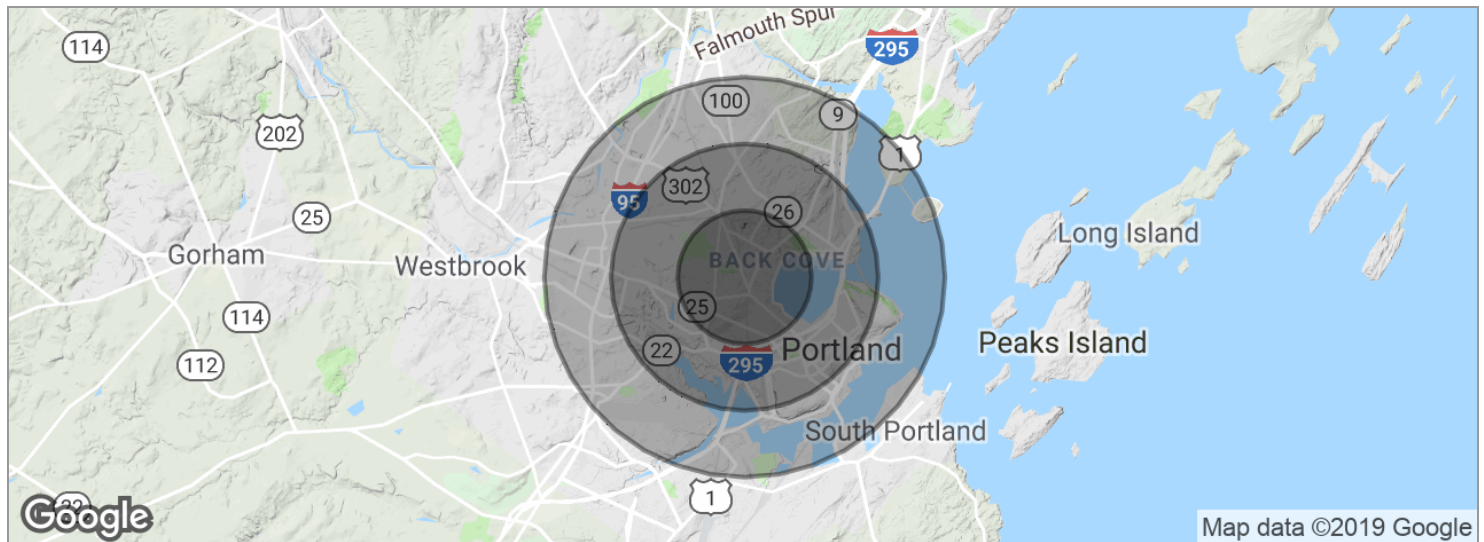
KEVIN FLETCHER, CCIM
Managing Director
O: 207.879.9800
C: 207.754.9311
kevin@maineccim.com
ME #BA903663 - NH # 064279

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

777 Forest Ave, Portland, ME 04103



POPULATION	1 MILE	2 MILES	3 MILES
Total population	13,442	46,382	84,824
Median age	39.1	37.7	37.4
Median age (male)	37.8	36.3	36.1
Median age (Female)	40.3	38.8	38.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,147	21,391	39,475
# of persons per HH	2.2	2.2	2.1
Average HH income	\$67,266	\$59,336	\$57,199
Average house value	\$272,483	\$262,668	\$259,920

* Demographic data derived from 2010 US Census

KW COMMERCIAL
50 Sewall Street,
Second Floor
Portland, ME 04102

KEVIN FLETCHER, CCIM
Managing Director
O: 207.879.9800
C: 207.754.9311
kevin@mainecccim.com
ME #BA903663 - NH # 064279

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

777 Forest Ave, Portland, ME 04103



KEVIN FLETCHER, CCIM

kevin@maineccim.com

Direct: 207.879.9800 | Cell: 207.754.9311

ME #BA903663 // NH # 064279

PROFESSIONAL BACKGROUND

Kevin brings over 20 years of experience to his business and has an extensive knowledge of the Maine Commercial and Investment market. Kevin has completed complex commercial transactions from Bangor, ME to Seabrook, NH. Kevin has sold over 300 separate apartment buildings in his career and conducted investment transactions ranging from small neighborhood strip malls to investment deals with national tenants. Kevin has also assisted in and consulted on a wide range of commercial and residential developments.

Kevin brings a down to earth approach to his business and a hard driving work ethic to help satisfy his client's needs with a strong belief in a fiduciary responsibility to his clients checkbook and not his own.

EDUCATION

*Licensed Real Estate Agent since 1997

*Licensed in both Maine and New Hampshire

*CCIM (Certified Commercial Investment Member) since 2002

*US Army Combat Veteran having served from 1992-1996

MEMBERSHIPS

*Past President-Maine Commercial Association of Realtors 2017-2018

*Member-Board of Directors, Maine Association of Realtors

*Commercial Committee Member-National Association of Realtors

*Past Realtor of the Year, Maine Commercial Association of Realtors

*Board of Directors-Auburn Business Development Corporation

GREATER PORTLAND

50 Sewall Street Second Floor

KW COMMERCIAL
50 Sewall Street,
Second Floor
Portland, ME 04102

KEVIN FLETCHER, CCIM
Managing Director
O: 207.879.9800
C: 207.754.9311
kevin@maineccim.com
ME #BA903663 - NH # 064279

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com