

# FLEX • SERVICE • RETAIL

WARREN AVENUE | PORTLAND



**18,900± SF building  
on 2.44± acres**

**Convenient Access  
Ample on-site parking  
Near major roads & highways**



## FOR SALE

**WHAT:** 18,900± SF building on 2.44± acres

**WHERE:** 55 Warren Avenue  
• Less than 1/4 mile off Forest Avenue/Route 302

**ZONE:** B-4 Commercial  
R-3/R-5 Residential

**FRONTAGE:** 378±'

**PARKING:** On-site paved

**BROKERS:** Joe Malone, CCIM  
(207) 773-2554 direct  
joe@malonecb.com

Jennifer Small  
(207) 772-6871 direct  
jennifer@malonecb.com



**MALONE**

*Commercial and Investment Real Estate*

**Malone Commercial Brokers, Inc.**  
5 Moulton Street | Portland, Maine 04101

(207) 772-2422 | [www.malonecb.com](http://www.malonecb.com)

**PROPERTY SUMMARY**

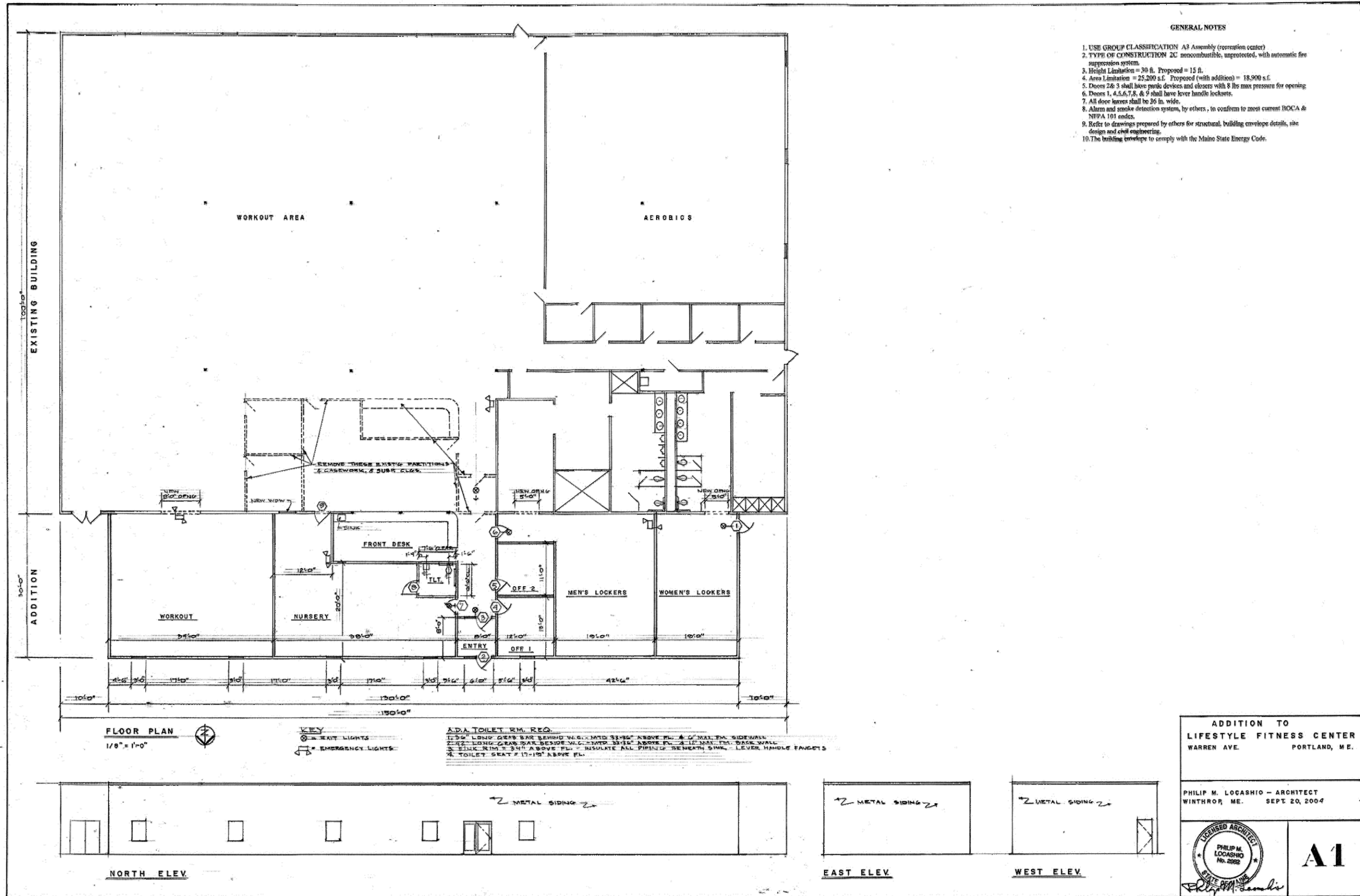
<b>ADDRESS:</b>	55 Warren Avenue   Portland, Maine 04103	
<b>OWNER:</b>	Bentley Holdings, Inc.	
<b>ZONE:</b>	B-4 Commercial Corridor (front portion) R-3 Residential (rear portion); R-5 Residential (rear portion)	
<b>TOTAL SITE SIZE:</b>	2.44± acres	
<b>FRONTAGE:</b>	378±'	
<b>BUILDING SIZE:</b>	18,900± SF	
<b>BUILT:</b>	1995	
<b>CURRENT USES:</b>	Fitness center; Offices	
<b>CONSTRUCTION:</b>	Metal	
<b>EXTERIOR:</b>	Metal	
<b>ROOF:</b>	Flat metal	
<b>CEILINGS &amp; LIGHTING:</b>	18±'; Fluorescent	
<b>FLOORING:</b>	Carpet; tile	
<b>HVAC:</b>	Gas (2 new units)	
<b>ELECTRICAL:</b>	3-phase	
<b>ASSESSOR REFERENCE:</b>	Map 292, Block D, Lots 6 & 11	
<b>ASSESSED VALUE:</b>	241,200. Land <u>1,086,250.</u> Building \$ 1,327,450.	
<b>REAL ESTATE TAXES:</b>	\$ 24,982.62	
<b>DEED REFERENCE:</b>	Cumberland Co. Registry of Deeds Book 11723, Page 244	
<b>WATER &amp; SEWER:</b>	Municipal	
<b>SALE PRICE:</b>	\$ 1,315,000.00	
<b>BROKERS:</b>	Joe Malone, CCIM (207) 773-2554 direct (207) 358-7911 direct fax (207) 772-2422 office joe@malonecb.com	Jennifer Small (207) 772-6871 direct (207) 358-7918 direct fax (207) 772-2422 office jennifer@malonecb.com

Malone Commercial Brokers, Inc., is representing the Seller in the marketing, negotiation, and sale and/or lease of this property. While information furnished is from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.









- GENERAL NOTES**
1. USE GROUP CLASSIFICATION A3 Assembly (recreation center)
  2. TYPE OF CONSTRUCTION 2C noncombustible, unprotected, with automatic fire suppression system.
  3. Height Limitation = 30 ft. Proposed = 15 ft.
  4. Area Limitation = 25,200 s.f. Proposed (with addition) = 18,900 s.f.
  5. Doors 2& 3 shall have panic devices and closers with 8 lbs max pressure for opening.
  6. Doors 1, 4, 5, 6, 7, 8, & 9 shall have lever handle locksets.
  7. All door leaves shall be 36 in. wide.
  8. Alarm and smoke detection system, by others, to conform to most current BOCA & NFPA 101 codes.
  9. Refer to drawings prepared by others for structural, building envelope details, site design and civil engineering.
  10. The building envelope to comply with the Maine State Energy Code.

**ADDITION TO LIFESTYLE FITNESS CENTER**  
 WARREN AVE. PORTLAND, ME.

PHILIP M. LOCASHIO - ARCHITECT  
 WINTHROP, ME. SEPT 20, 2004

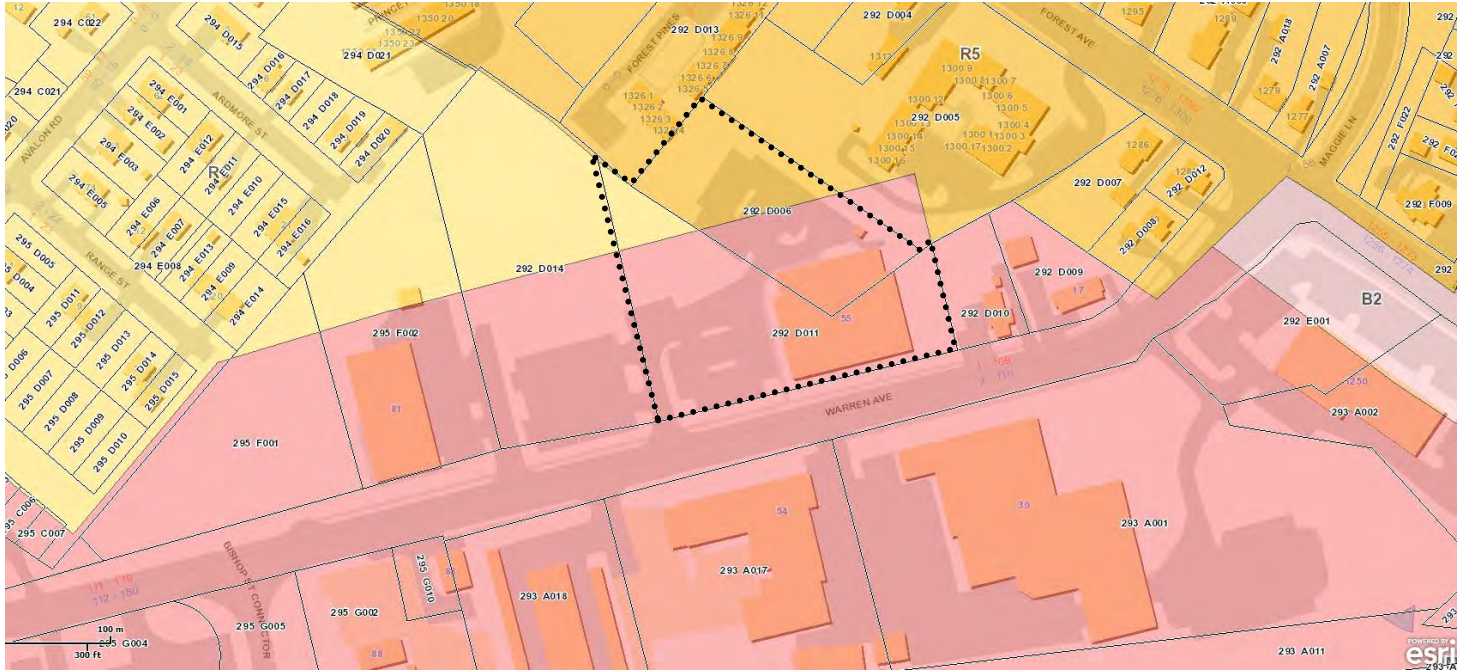
PHILIP M. LOCASHIO  
 No. 2082  
 STATE OF MAINE

**A1**

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## ZONING

The site is within three zones: B-4 Commercial Corridor (pink), R-3 Residential (light yellow) and R-5 Residential (gold).



Permitted uses in the B-4 Commercial Corridor include:

Business & professional offices	Retail establishments	Restaurants
Veterinary hospitals (excludes outdoor kennels)	Drinking establishments	Gasoline Stations
Funeral homes	Car dealerships	Car washes
Auto body repair	Self storage facility	Lumber & building materials
Warehouse/distribution	Commercial bakeries	Day care facilities







# PROPERTY PHOTOS



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