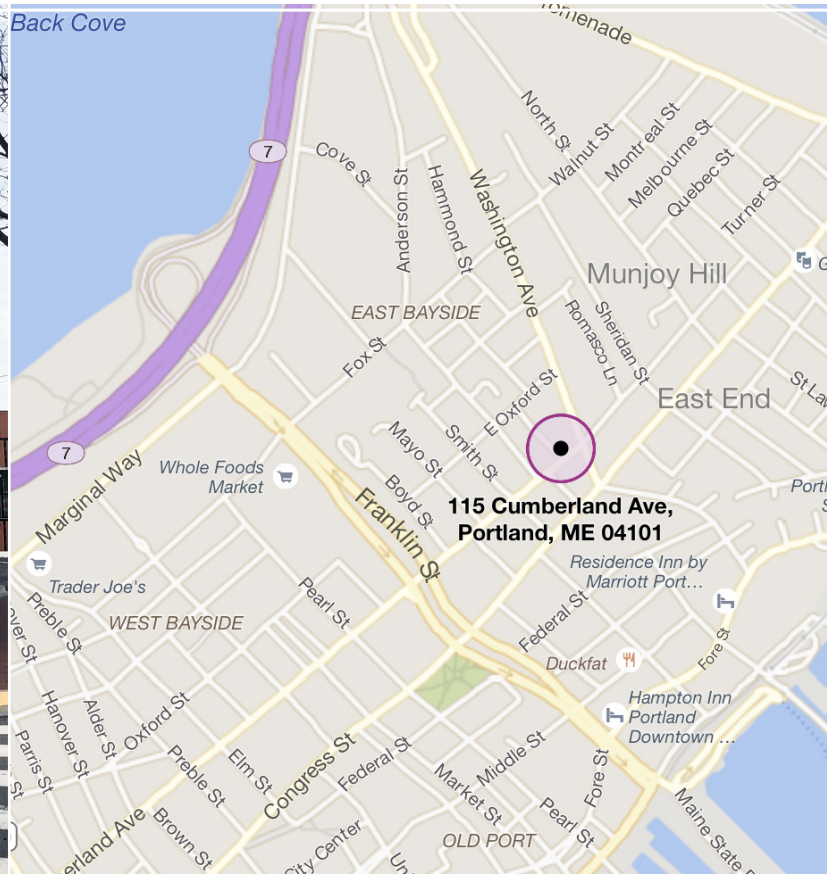


# 119 CUMBERLAND AVENUE PORTLAND, MAINE



**CARDENTE**  
REAL ESTATE  
Commercial / Investment Brokerage

## FOR LEASE



## 600± SF RETAIL SPACE IN EAST END

**Cardente Real Estate** is pleased to offer for lease 600± square feet of retail space in the vibrant East End of Portland, Maine. This first floor unit is located on the corner of Cumberland Avenue and Cleaves Street and this and just several buildings from the Washington Avenue intersection. Current layout provides three rooms including a kitchen and a bathroom with a shower. This is an ideal location for retailers, small boutiques, and office users looking for mainstream exposure in Downtown Portland. Area businesses include Bob's Clam Hut, 711, Union Bagel Company, Silly's restaurant, and many others.

119 CUMBERLAND AVE. • PORTLAND, MAINE

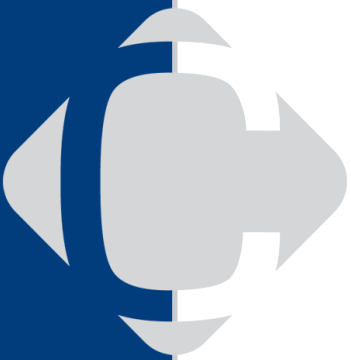


## PROPERTY DETAILS

<b>Property Address:</b>	119 Cumberland Avenue Portland, Maine (Right off I295)
<b>Landlord:</b>	EngelMildred
<b>Building Size:</b>	4,321± SF
<b>Zoning:</b>	B2
<b>Water/Sewer:</b>	Public
<b>HVAC:</b>	Natural Gas Heat
<b>Parking:</b>	On Street
<b>Bathrooms:</b>	One with shower
<b>Year of Construction:</b>	1898
<b>Area Businesses:</b>	711, Union Bagel Company, Sillys Restaurant
<b>Location:</b>	Off Washington Avenue/ 3 minutes from I-295 within walking distance of the Old Port
<b>Traffic Count:</b>	7260 C AADT

## LEASE DETAILS

<b>Available Space:</b>	600± SF
<b>Lease Rate:</b>	\$1,200/Month Modified Gross
<b>Utilities:</b>	Tenant pays heat & electricity
<b>Occupancy:</b>	Immediate



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**CONTACT BROKER  
FOR MORE  
INFORMATION:**

**Matthew Cardente**  
207.775.5677  
matt@cardente.com