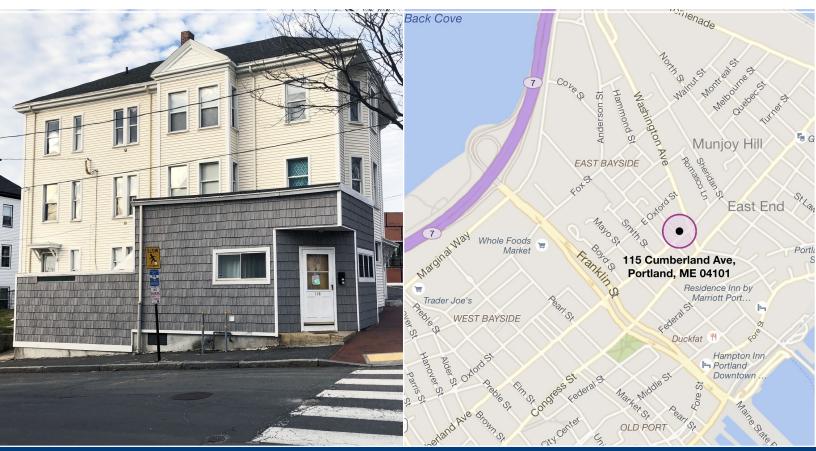
## 119 CUMBERLAND AVENUE Portland, Maine



# **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.

Information furnished is from sources deemed reliable, but no warranty is made as to the accuracy thereof. All information should be independently verified. This Agency/Licensee represents the Seller's/Landlord's interest and, as such, has a fiduciary duty to disclose to the Seller/Landlord information which is material to the Sale/Lease, acquired from the Buyer/Tenant or any other source, except in cases of disclosed dual agency.





#### Landlord: Building Size: Zoning: Water/Sewer: HVAC: Parking: Bathrooms: Year of Construction: Area Businesses: Location:

**Property Address:** 

Traffic Count:

#### **PROPERTY DETAILS**

119 Cumberland Avenue Portland, Maine (Right off I295)

EngelMildred 4,321± SF B2 Public Natural Gas Heat On Street One with shower 1898 711, Union Bagel Company, Sillys Restaurant Off Washington Avenue/ 3 minutes from I-295 within walking distance of the Old Port

7260 C AADT



Available Space: Lease Rate: Utilities: Occupancy:

600± SF \$1,200/Month Modified Gross Tenant pays heat & electricity Immediate





Contact Broker for More Information:

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