

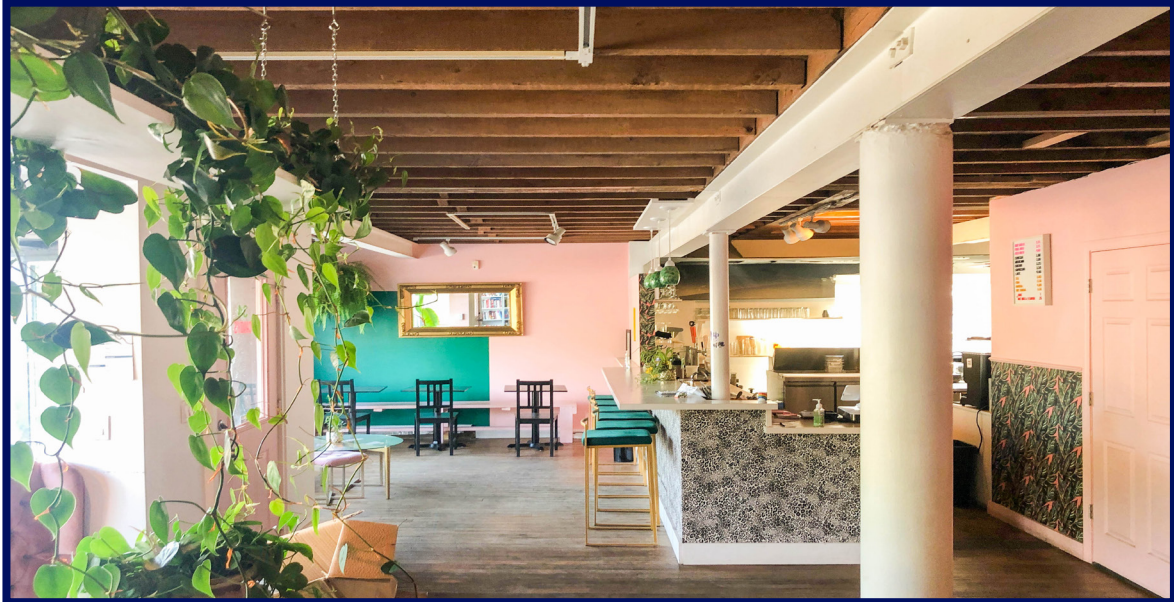


CARDENTE
 REAL ESTATE
 Commercial / Investment Brokerage

For Sale/Lease

34 Portland Street • Portland, Maine

**FREESTANDING PORTLAND PENINSULA
 COMMERCIAL BUILDING ON VISIBLE CORNER**



3,724 +/- SF PREMIER RETAIL / GENERAL BUSINESS / RESTAURANT SPACE

Cardente Real Estate is pleased to offer for sale/lease 34 Portland Street located in Portland, Maine. This freestanding building consists of 3,724+/- square feet with two main floors plus attic with windows and basement area. The prior set up was a community hub with an in-house coffee shop, bar and library. Other amenities include back driveway for loading access and several employee parking spaces, usable storage/flex in basement and top level, and open layouts on main level and second floor; each with a footprint of 1,064 +/- square feet. Located on the corner of Portland Street and Alder Street, this brick building offers unbeatable exposure and great signage opportunities. This would be an ideal location for an owner/occupant, retailer, restaurateur or general business.



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Forbes Real Estate Council

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322 FORE STREET • PORTLAND, MAINE

207.775.7363

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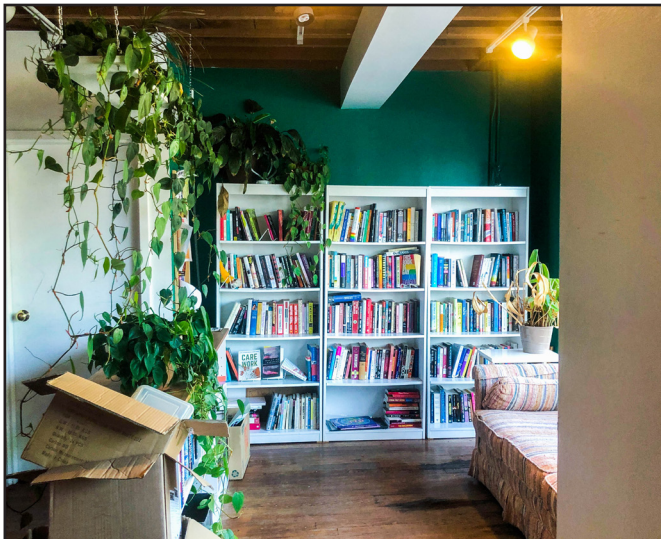


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Property Details

- Property Address: 34 Portland Street, Portland, Maine
- Location: Highly visible freestanding building on corner of Portland & Alder Street. Minutes from I-295 & Downtown Portland.
- Management: Cardente Property Management
- Property Type: Retail/General Business/Restaurant
- Total Buildings: One (1)
- Total Stories: Four (4)
- Building Size: 3,724+/- SF
- Bathrooms: Three bathrooms total: 1st floor bathroom ADA compliant with urinal, 2nd floor two bathrooms (one with urinal.)
- Year Built: 1936. Interior renovations in 2019.
- Lot Frontage: On corner of Portland & Alder Street.
- Parking & Egress: Gated driveway for employee parking & delivery in back with 1st floor loading door and exterior staircase to 2nd level.
- Signage: Highly visible options on facade.
- Zoning: B2B
- Exterior: Brick

Images of Former Layout





Layout Details

Available Space:	3,724+/-SF
Current Interior Layout:	<p>Basement: Former prep station with two sinks and additional storage rooms.</p> <p>1st Floor: Open concept with built-in breakfast bar & ADA bathroom. Great lighting. Former use had open dining area, bar, library, and open kitchen..</p> <p>2nd Floor: Open concept multi-use area with two restrooms, kitchenette and closet space.</p> <p>3rd Floor: Open concept attic space with windows. Ideal for storage.</p>

Offering Details

Lease Rate:	\$3,500 per month NNN
Estimated NNNs:	(See Broker for Details)
Availability:	Immediate
Deed Information:	Book: 26099 Lot: 094
Assessor Reference:	Map 33 Block J Lot 12
Assessed Value:	Building: \$133,300
	Land: \$ 78,200
	Total: \$211,500
Real Estate Taxes (2020):	\$4,930.07
Sale Price:	\$695,000





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Basement



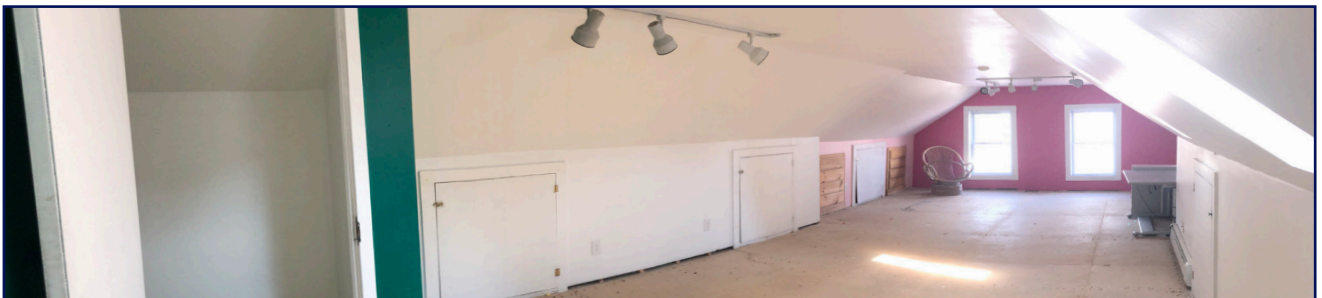
1st Floor



2nd Floor



3rd Floor





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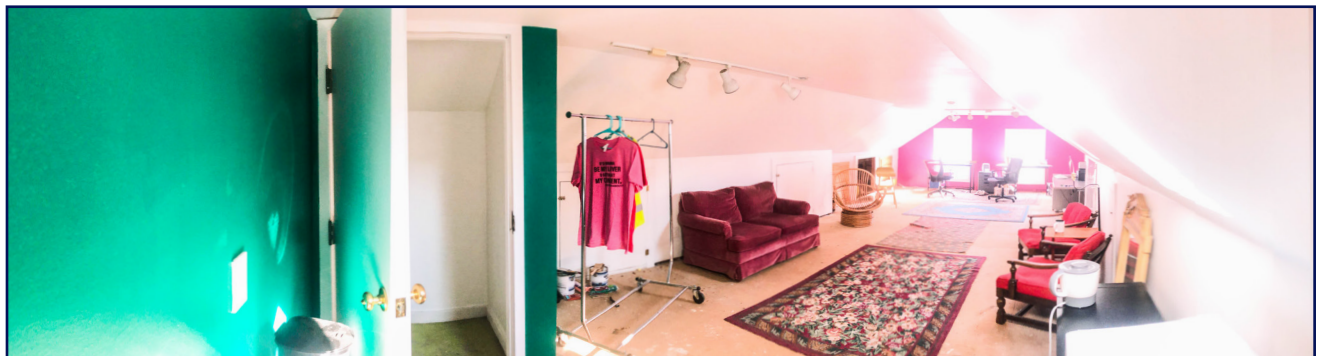
1st Floor



2nd Floor



3rd Floor

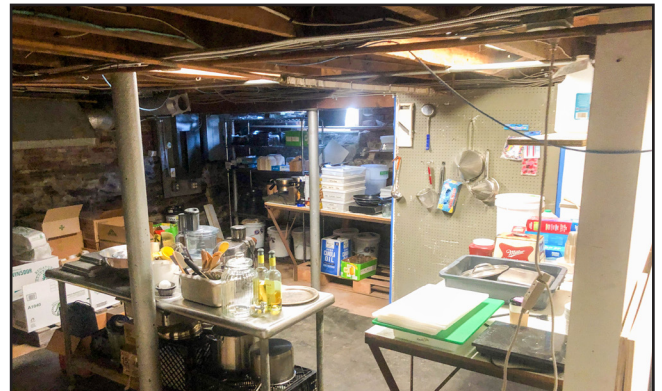
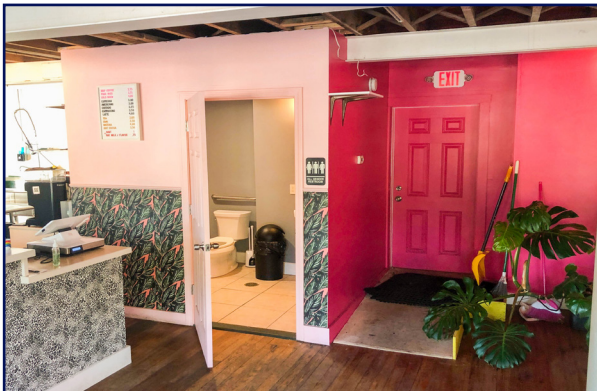




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Imagery

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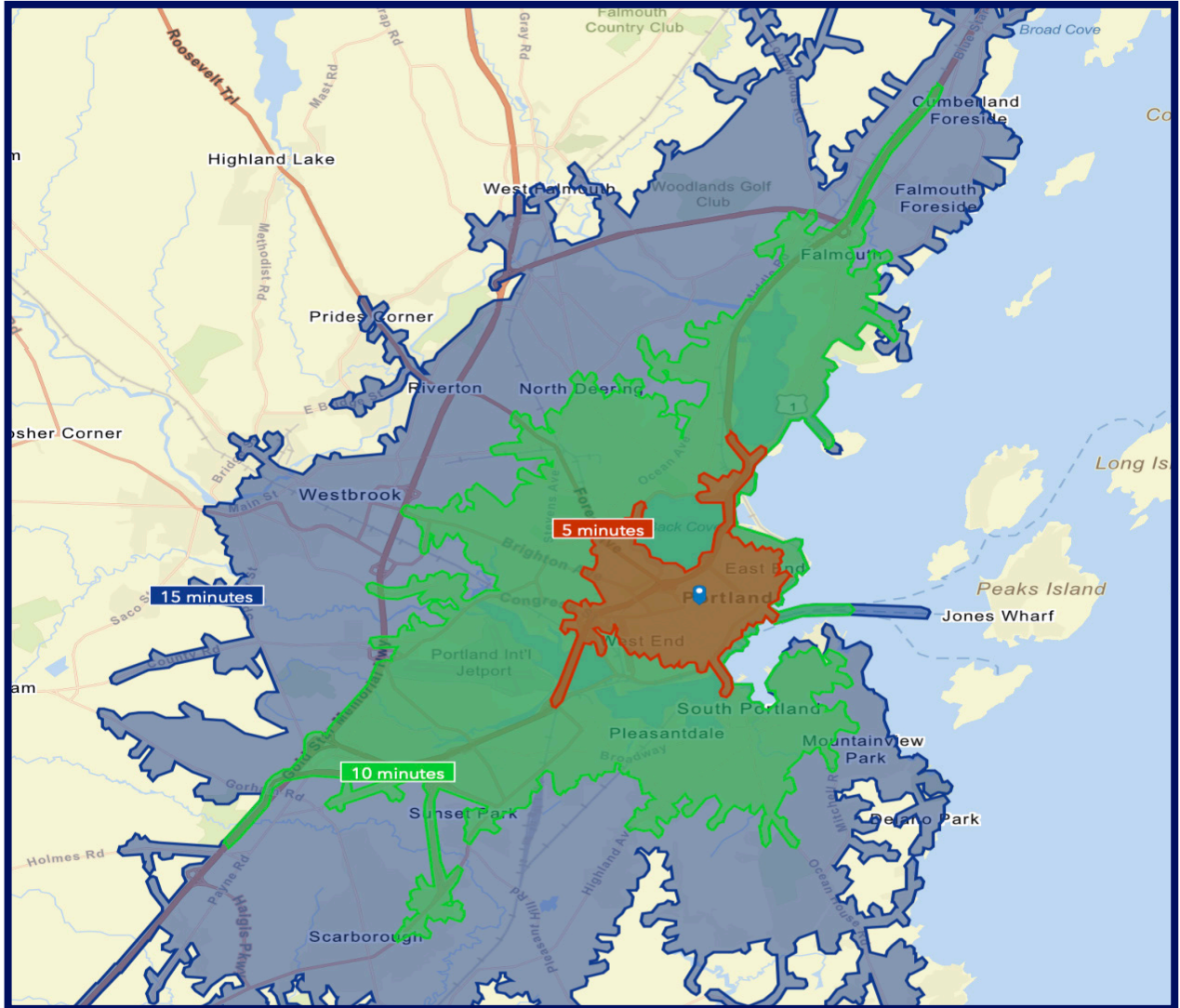
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Drive Time Map Based 5, 10, & 15 Minutes From Site



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