

50  
FIFTY YEARS  
1975-2025

THE BOULOS  
COMPANY



FOR  
SALE

DOWNTOWN LANDMARK PORTLAND PROPERTY

28 MONUMENT SQUARE, PORTLAND, ME 04101



# PROPERTY DETAILS

OWNER	28 MSQ, LLC	UTILITIES	Municipal water & sewer
DEED REFERENCE	Book 30243, Page 026	HEATING/COOLING	Central Air, Gas fired rooftop HVAC units
ASSESSOR'S REFERENCE	Map 027, Block F, Lot 002003 (Unit 3) Map 027, Block F, Lot 002004 (Unit 4) Map 027, Block F, Lot 002005 (Unit 5)	POWER	(2) Heat Pumps - 2nd Floor (2) Gas powered furnaces - Basement & 2nd Floor
ZONING	B3 - Downtown Business	SPRINKLER SYSTEM	Yes, wet system
YEAR BUILT	1880 (Undergone several renovations)	PARKING	Multiple parking garages nearby
CONDO SIZE	First Floor: 2,841± SF Second Floor: 2,968± SF Lower Level: 2,420± SF <u>Total: 8,229± SF</u>	AREA BUSINESSES	Chase Bank, FedEx, David's Restaurant, Nura, CERA, Bank of America, Arcadia, Shay's, Longfellow Books
NO. OF STORIES	Five (5) Stories Three (3) Stories included in sale (1st, 2nd & Lower Level) 3rd & 4th Floor condos separately owned	AREA AMENITIES	Cross Insurance Arena, City Hall, Portland Public Library, Monument Square, Anytime Fitness, Free Street Parking Garage
OPPORTUNITY ZONE	Yes	ANNUAL R.E. TAXES	\$18,767 (FY2024/2025)
LOT FRONTAGE	44' on Monument Square	SALE PRICE	<b>\$1,699,000</b>



# PROPERTY HIGHLIGHTS

- 8,229± SF retail condominium across three (3) floors for sale in Monument Square
- Currently operating as a multi-tenanted food hall with tenants in place
- The site offers strong potential for future redevelopment
- Monument Square is in the midst of major revitalization, with five (5) projects underway nearby
- High-visibility and foot-traffic with long-standing commercial viability

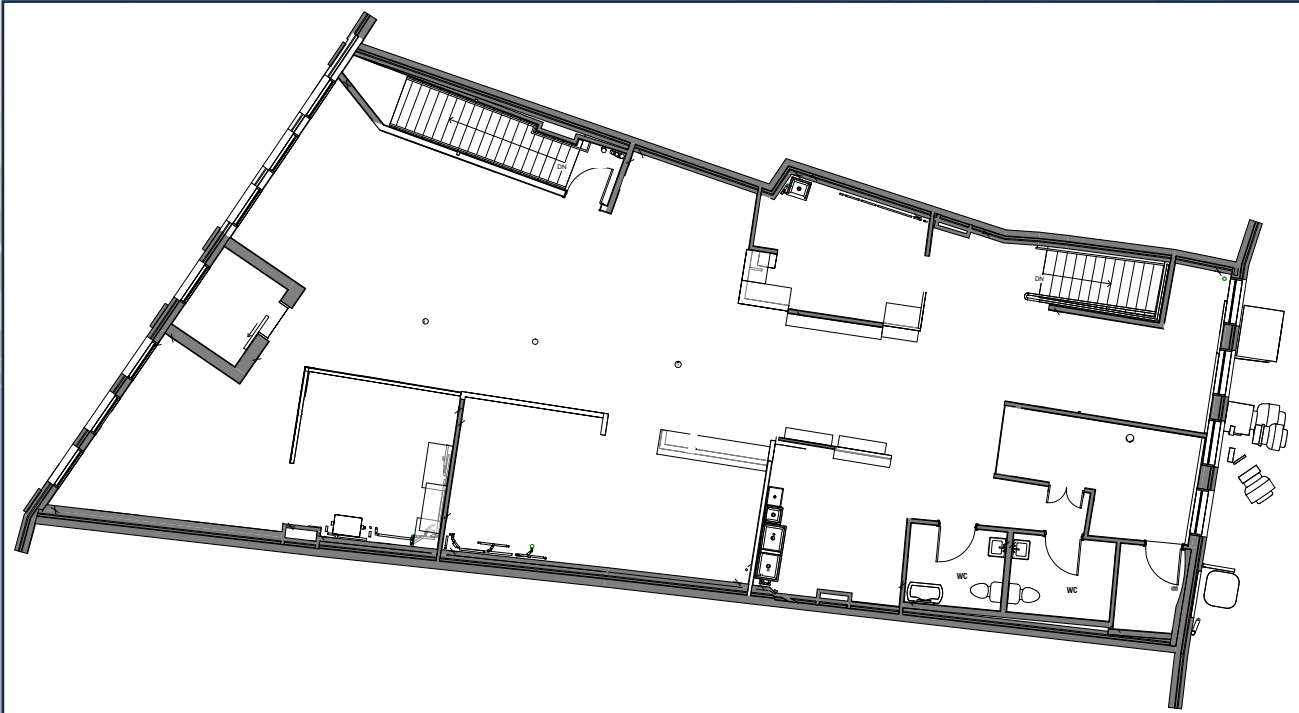
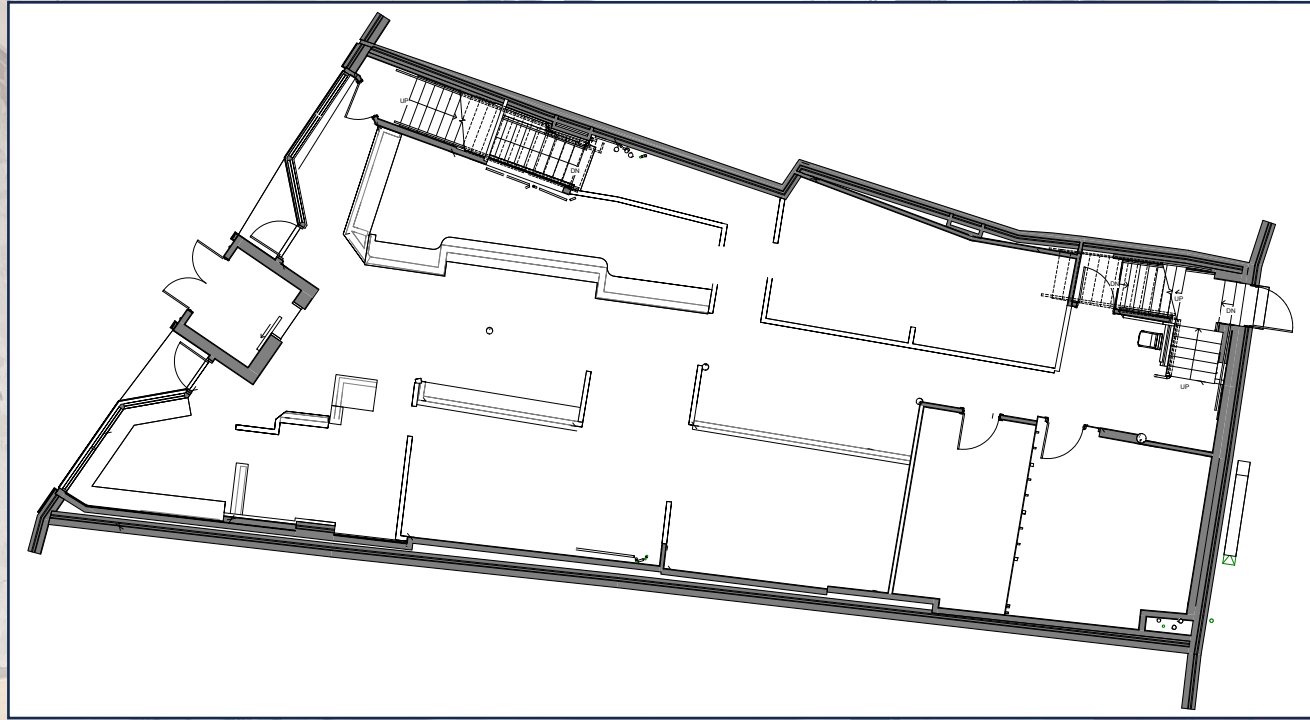
**ASKING PRICE: \$1,699,000**





# FLOOR PLANS

## 1ST FLOOR



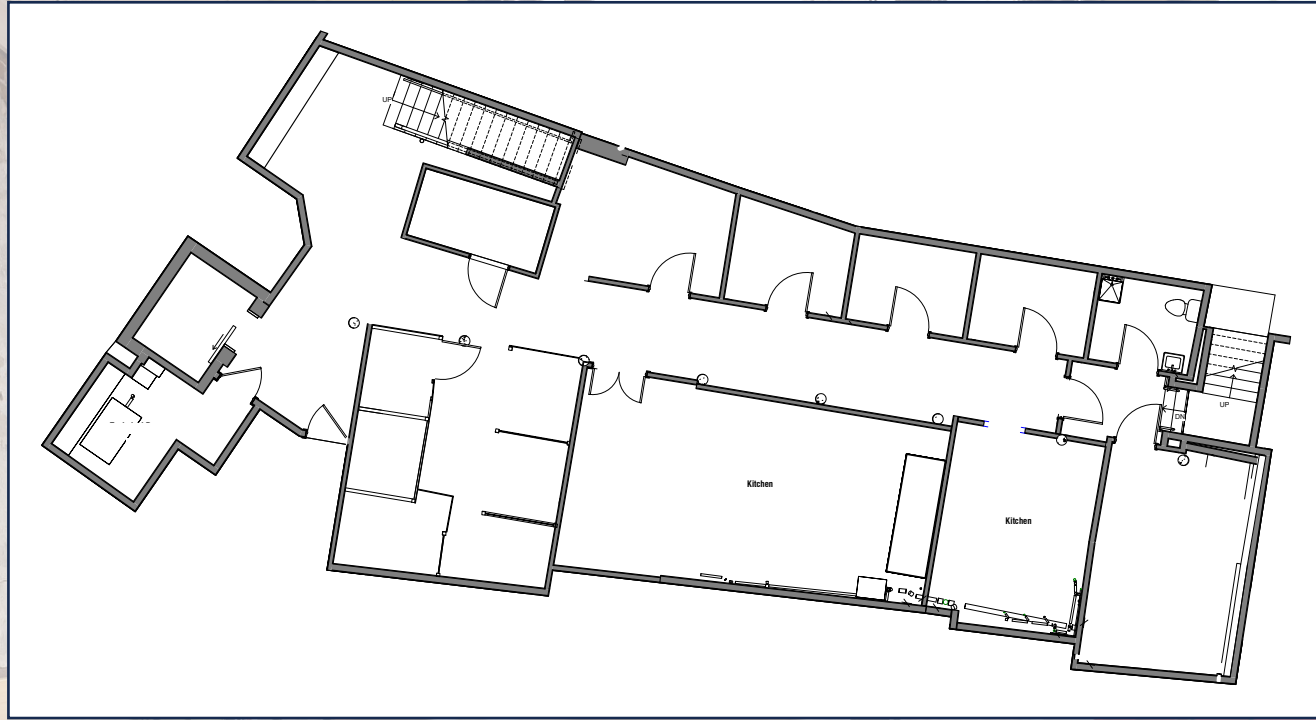
## 2ND FLOOR





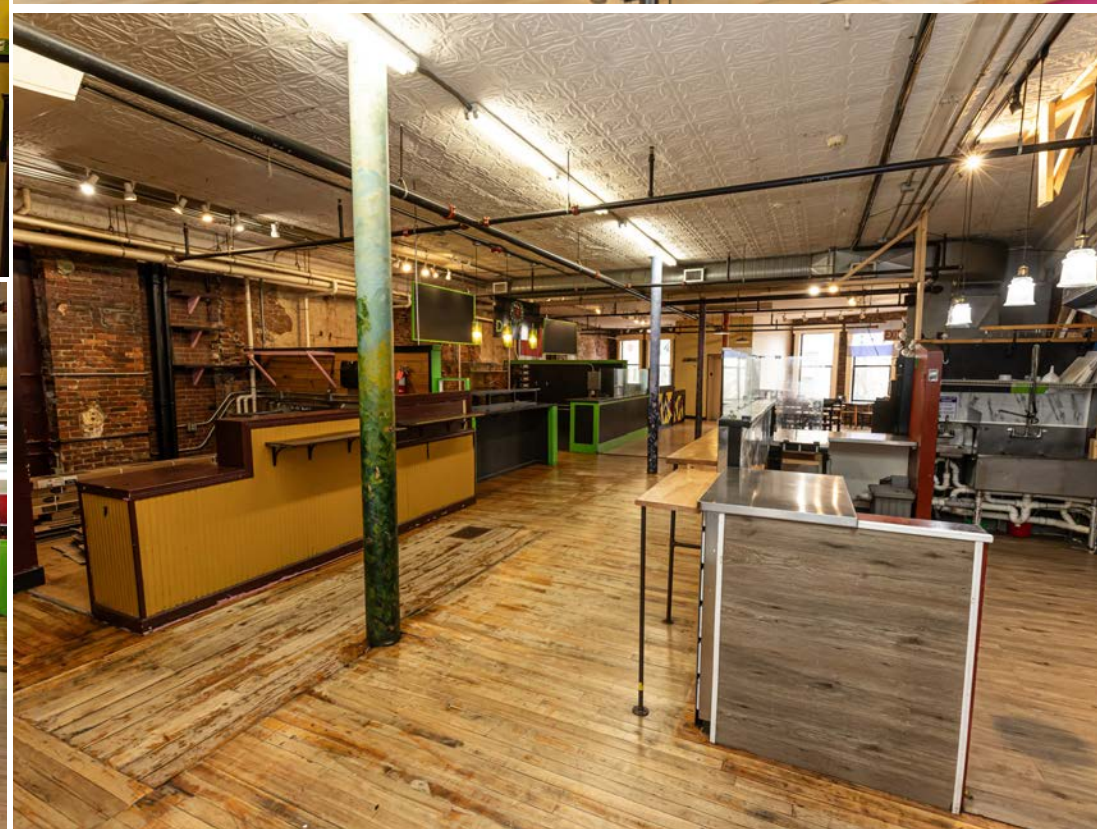
# FLOOR PLANS

## LOWER-LEVEL





# PROPERTY PHOTOS





# MULTIPLE REPOSITIONING STRATEGIES



## Multi-Vendor Food Hall

Curate active vendor mix leveraging existing kitchen infrastructure and strong foot traffic. Activate all floors with diverse culinary concepts.



## Single-Tenant Conversion

Create flagship brewpub, quick-service restaurant, or experiential retail destination. Ideal for regional or national operator seeking high-visibility.



## Residential Redevelopment

Convert 2nd floor into 1 - 4 residential units targeting young professionals and empty nesters drawn to walkable downtown living.



## Commissary or Ghost Kitchen

Leverage basement infrastructure and commercial venting for back-of-house culinary operations serving delivery-focused restaurant brands.



## Facade Activation

Integrate with City improvement grants for storefront and façade enhancement, increasing curb appeal and tenant attraction while accessing municipal funding.





## CONTACT US



**NATE STEVENS**  
Managing Partner,  
Designated Broker  
D: 207.553.1702  
C: 207.272.2385  
[nstevens@boulos.com](mailto:nstevens@boulos.com)



**CAMERON FOSTER**  
Broker  
D: 207.553.1722  
C: 703.717.1660  
[cfoster@boulos.com](mailto:cfoster@boulos.com)

©2025 The Boulos Company, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**One Portland Square, Suite 400, Portland, ME 04101 | 207.772.1333 | [boulos.com](http://boulos.com)**