



# FOR SALE

## PRIME DEVELOPMENT SITE



\*Lot lines are approximate

## PROPERTY HIGHLIGHTS

- Development site available for sale in the desirable Bayside neighborhood of Portland.
- Neighboring retailers include Whole Foods, Planet Fitness, Walgreens, Trader Joe's, and a multitude of shopping, eating, and entertainment venues.
- Close to several renowned educational institutions including the Maine College of Art, University of Southern Maine, and Northeastern's Roux Institute.
- Walk Score of 96; Bike Score of 78.



## EXECUTIVE SUMMARY

The Boulos Company is pleased to present the unique opportunity to acquire a rare 0.785±\* acre development assemblage located in the booming City of Portland, Southern Maine's commercial and cultural hub. The property is strategically situated in the burgeoning Bayside neighborhood, adjacent to popular retail destinations such as Whole Foods, Walgreens, and Trader Joe's.

The zoning regulations in place allow for the construction of multi-family housing and/or commercial development. The property's prime location further enhances its appeal. Situated near the I-295 Franklin Arterial exit, it offers excellent transportation connectivity for residents and visitors alike. Additionally, the world-famous Old Port area, renowned for its historical charm and vibrant atmosphere, is in close proximity. This property is adjacent to a plethora of retail, cultural, educational, and dining options, which contributes to the attractiveness of the development assemblage.

The property is currently being offered for sale with no asking price. This allows interested parties to engage in a discreet and tailored negotiation process.

\*0.785± acres per assessing records; 0.79± acres per survey

Top 20 Places to Start  
a Career

*Wallethub 2023*

Top 25 Places  
to Enjoy Your  
Retirement

*Forbes  
Magazine 2022*

Top 10 Best Places  
to Live

*US News & World  
Report*

America's Best Town  
in the East

*Outside Magazine*

America's Most  
Livable City

*Forbes Magazine*

Best City for Young  
Professionals

*Forbes Magazine*

Top Ten for Small  
Business Vitality

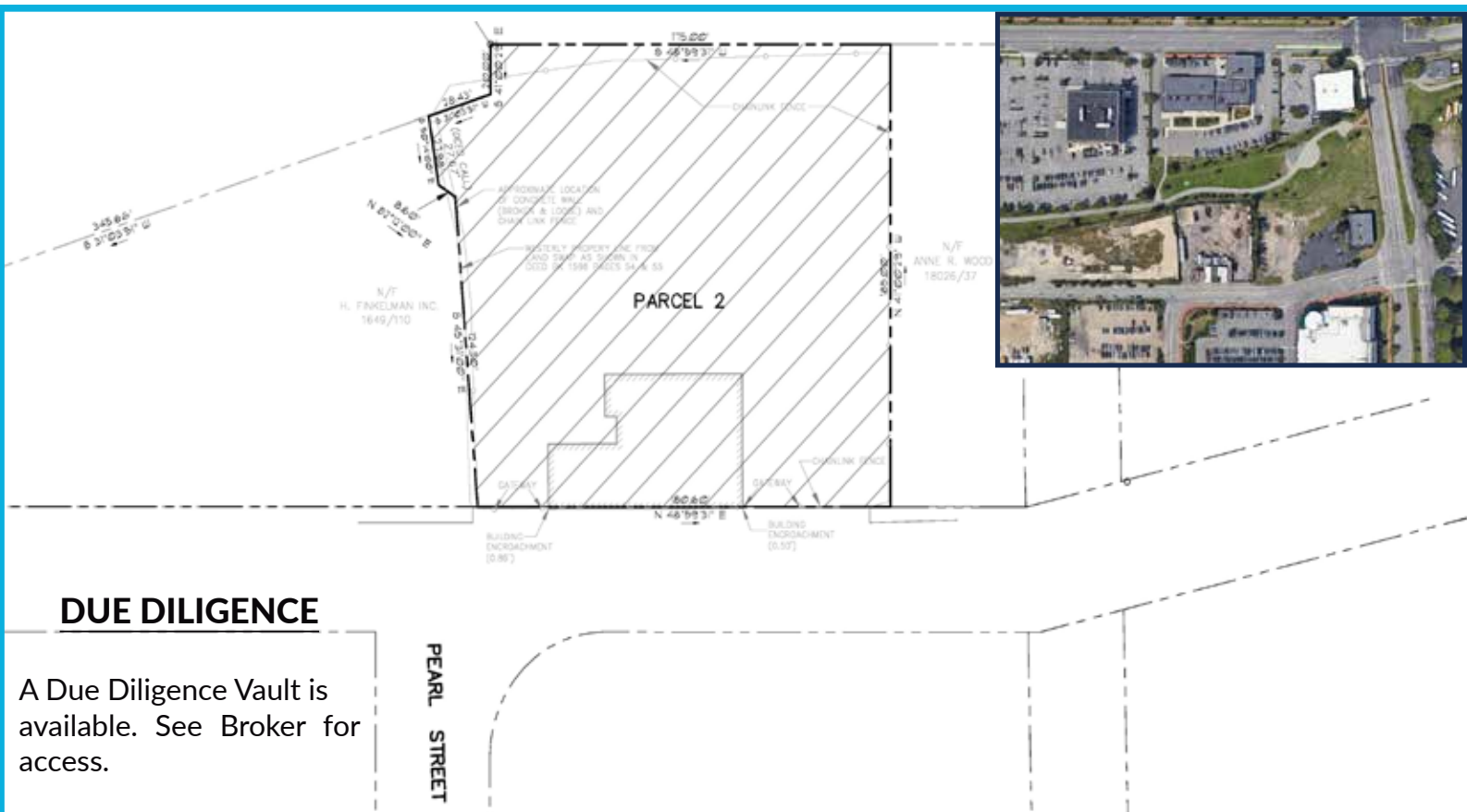
*Portfolio.com*

Top Ten  
Restaurant Metro  
Area in the United  
States

*Huffington Post*

## PROPERTY DETAILS

PROPERTY OWNER	E. Perry Iron & Metal Co.
ASSESSOR'S REF	Map 24, Block C-24
BOOK/PAGE	3607/141
DESCRIPTION	0.785± AC parcel of land improved with a 3,513± SF commercial building (to be demolished)
ZONING	B3 - Downtown Business, 100-year Flood Plain Maximum Height - 180' (90 ft. max. street wall height with 30' stepback)
FRONTAGE	180' on Somerset St.
ANNUAL TAXES	\$8,304.48 (2023/2024)



### DUE DILIGENCE

A Due Diligence Vault is available. See Broker for access.





THORNTON  
HEIGHTS



DEERING  
PARK

FOREST AVE.



DOWNTOWN

OLD PORT



FRANKLIN ST



BACK COVE

## CONTACT US



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