

FOR SALE



MIXED-USE RESTAURANT & RETAIL OPPORTUNITY ON HIGHLY-VISIBLE VERANDA STREET

14 & 18 VERANDA STREET, PORTLAND, ME 04103

PROPERTY HIGHLIGHTS

- 14 Veranda Street consists of a 4,637± SF mixed-use building with ground-floor restaurant space and a newly remodeled second floor two-bedroom residential apartment
- 18 Veranda Street features a 792± SF freestanding retail building currently operated as an ice cream stand (Beal's Old Fashioned Ice Cream)
- Strong live-work play dynamics with restaurant, residential, and retail users clustered together in a walkable, commuter friendly location near the future entrance of The Roux Institute at Northeastern University
- Excellent exposure to commuter, neighborhood, and destination traffic via the I-295 Veranda Street interchange and high-traffic Washington Avenue corridor (26,150± ADT)
- Flexible exit strategy: hold as an income-producing portfolio, reposition either building for owner-occupancy, or sell individually over time. Each property can be purchased separately
- Sale Price: \$935,000 | 14 Veranda Street
- Sale Price: \$480,000 | 18 Veranda Street
- Sale Price: \$1,415,000 | Combined




THE BOULOS
COMPANY

FOR SALE | MIXED-USE RESTAURANT & RETAIL

14 & 18 VERANDA STREET, PORTLAND, ME 04103



PROPERTY DETAILS

PROPERTY DETAILS

OWNER	Rockprop, LLC & East Deering Properties, LLC
ZONING	B-2b - Community Business
UTILITIES	Municipal
LOT FRONTAGE	111'
TRAFFIC COUNT	26,150± ADT (Washington Ave)

14 VERANDA STREET

BUILDING SIZE	4,637± SF
ASSESSOR'S REFERENCE	429-C-6
DEED REFERENCE	19599/288
LOT SIZE	0.1163± AC
YEAR BUILT	1910 (Apartment Renovated 2025)
NUMBER OF STORIES	Two (2)
HEATING & COOLING	Heat Pumps / Gas Fired Wall Mounted Furnace
SPRINKLERS	Wet System
RESTROOMS	Private
PARKING	10± on-site
ANNUAL R.E. TAXES	\$7,513.86
SALE PRICE	\$935,000

18 VERANDA STREET

BUILDING SIZE	792± SF
ASSESSOR'S REFERENCE	429-C-7
DEED REFERENCE	19599/299
LOT SIZE	0.1376± AC
YEAR BUILT	1940
NUMBER OF STORIES	One (1)
HEATING & COOLING	AC Unit
RESTROOMS	Private
PARKING	15± on-site
ANNUAL R.E. TAXES	\$2,681.12
SALE PRICE	\$480,000

FOR SALE | MIXED-USE RESTAURANT & RETAIL

14 & 18 VERANDA STREET, PORTLAND, ME 04103



FOR SALE | MIXED-USE RESTAURANT & RETAIL

14 & 18 VERANDA STREET, PORTLAND, ME 04103



CONTACT US



NOAH STEBBINS
PARTNER, BROKER
207.553.1727 D
207.400.6737 C
NSTEBBINS@BOULOS.COM



JOHN FINEGAN
ASSOCIATE BROKER
207.553.1718 D
207.829.8305 C
JFINEGAN@BOULOS.COM

©2026 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.



**THE BOULOS
COMPANY**