



For Lease

# High Visibility Retail with Outdoor Potential

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## 105 Fox Street Portland, ME

### Property Highlights

- 1,950± SF of bright and inviting retail space featuring expansive floor-to-ceiling glass windows
- Flexible, open layout with a mezzanine space for storage and a private restroom
- Outdoor expansion opportunity with potential to nearly double your usable area with a front patio, perfect for dining or display
- Updated B-5 zoning expands permitted uses to include restaurants, specialty food service, retail, and entertainment venues
- Ample on-site parking with easy access surrounding the building
- Neighboring tenants include Rising Tide & Austin Street Breweries, Coffee By Design, and more
- Just minutes from downtown Portland and I-295

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## Specifications

Address:	105 Fox Street
Location:	Portland, ME 04101
Owner(s):	Fox Street Realty, LLC
Map/Lot:	23/8
Book & Page:	18533 & 243
Building Type:	Retail
Year Built/Renovated:	1950/2022
Total Building SF:	24,368±
Available SF:	1,950±
Floors:	1
Utilities:	Municipal water & sewer Natural gas
Zoning:	B-5 Commercial
Parking:	Ample on-site
Est NNN Expenses:	\$3.50 PSF
<b>Lease Rate:</b>	<b>\$5,200/month</b>



\*Approximate site lines  
of outdoor space



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