

FOR SALE

PREMIER BED & BREAKFAST MIXED-USE PROPERTY

91 SOUTH STREET, GORHAM, ME 04038



THE BOULOS
COMPANY

EXECUTIVE SUMMARY

Welcome to 91 South Street in Gorham, a meticulously maintained property that is currently operating as a Bed & Breakfast. The PineCrest Inn offers six (6) beautiful guest rooms, an owner's apartment, a fully built out dining room and bar with a commercial kitchen and a porch for additional seating, creating potential for a restaurant. The building is fully sprinklered and includes two (2) extra guest rooms located on the top floor for future use.

This unique property lends itself to many potential uses, including a single-family home, rooming house, multi-family units, employee housing, events center, or continued use as a Bed & Breakfast. Located in the heart of Southern Maine, enjoy easy access to the nearby amenities of downtown Gorham including the University of Southern Maine. This offering is comprised of both the real estate + FF&E. Inquire with broker to schedule a tour.

This extraordinary property is offered for sale at:

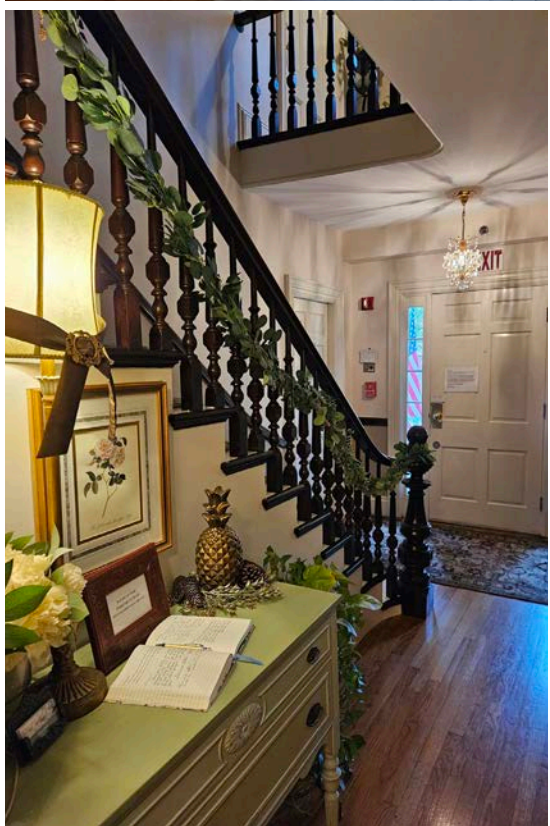
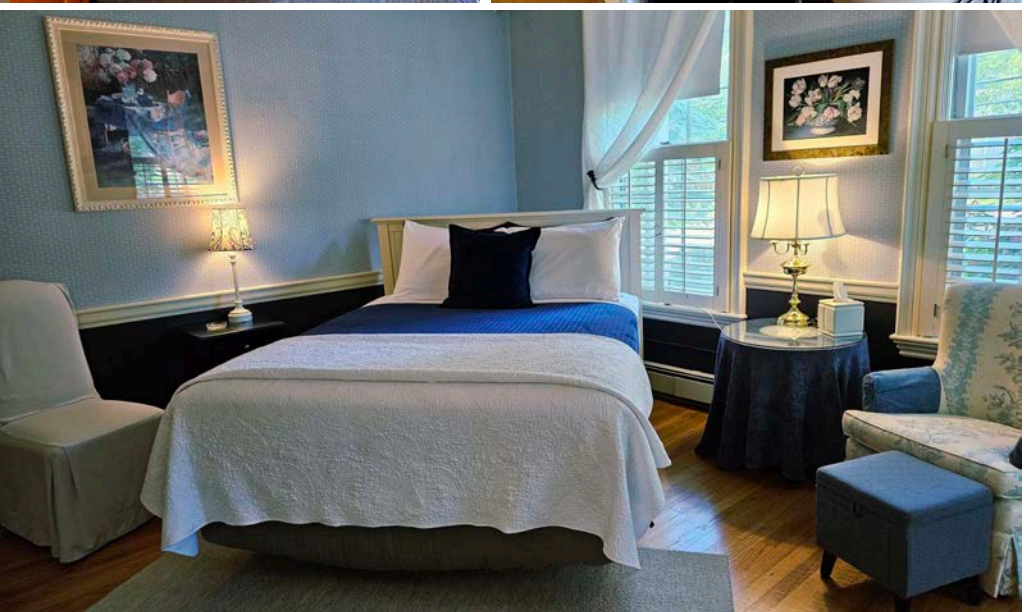
\$1,195,000



PROPERTY DETAILS

OWNER	Kathy L. Powell
DEED REFERENCE	Book 34532, Page 26
ASSESSOR'S REFERENCE	Map 106, Lot 42
BUILDING SIZE	5,038± SF (additional 1,341± SF on top floor)
LOT SIZE	0.8± AC
ZONING	Urban Residential (UR)
YEAR BUILT	1800
NO. OF STORIES	Three (3)
NO. OF UNITS	Seven (7); six (6) guest rooms, one (1) owner's apartment *two (2) unfinished units on top floor
NO. OF RESTROOMS	Ten (10)
SPRINKLER	Yes, wet system
HEAT SYSTEM	Natural gas
UTILITIES	Municipal water & sewer
PARKING	Ample parking on-site
REAL ESTATE TAXES	\$10,340 (FY 2026)
SALE PRICE	\$1,195,000

PROPERTY PHOTOS





**GORHAM
MUNICIPAL CENTER**

JUNCTION BOWL



CONTACT US



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