

**FEATURING ONE OF THE  
OLD PORT'S  
LARGEST OUTDOOR PATIOS**

**OLD PORT  
RETAIL/  
RESTAURANT  
BUILDING**

**FOR  
LEASE**



**42 WHARF STREET  
PORTLAND, ME 04101**





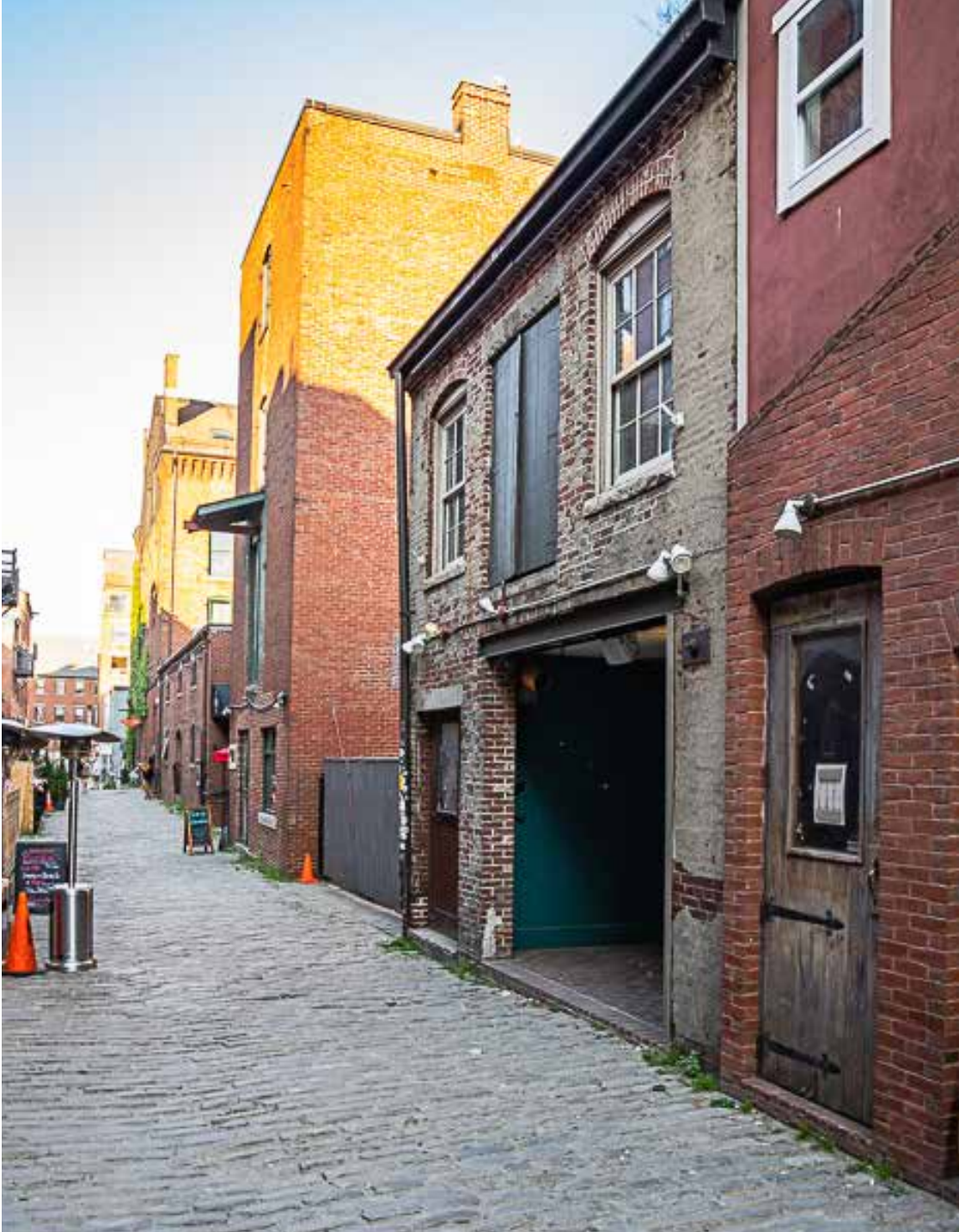
## PROPERTY HIGHLIGHTS

- Unique 3,770± SF historic retail/restaurant building with rare 2,000+SF outdoor patio
- Located along one of the most desirable and busy Old Port streets featuring Portland's best-known restaurants, retail establishments, and hotels
- This quaint, cobblestone street is closed to vehicles during high foot traffic hours, creating a beautiful pedestrian street with café lights, outdoor dining, and entertainment
- This one-of-a-kind building is the perfect location for many different types of uses including restaurant, lounge, retail, beer garden, or tasting room among others.
- An entertainment license is available to allow live, amplified music.

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# PROPERTY DETAILS

<b>OWNER</b>	Deering Ave Associates, Inc. & Wharf Street Partners, LLC
<b>ASSESSOR'S REF</b>	Map 32, Block V, Lot 15
<b>BUILDING SIZE</b>	3,770± SF
<b>YEAR BUILT</b>	1882
<b>LOT SIZE</b>	0.11± AC
<b>AVAILABILITY DATE</b>	1/10/2022
<b>AVAILABLE SPACE</b>	3,770± SF on two floors 2,007± SF patio
<b>WALK SCORE</b>	98
<b>ZONING</b>	B3 - Downtown Business DEOZ - Downtown Entertainment Overlay Zone
<b>LEASE RATE</b>	\$45.00/SF MG - Tenant responsible for separately metered utilities including gas, electric, water/sewer, trash and telecommunications.



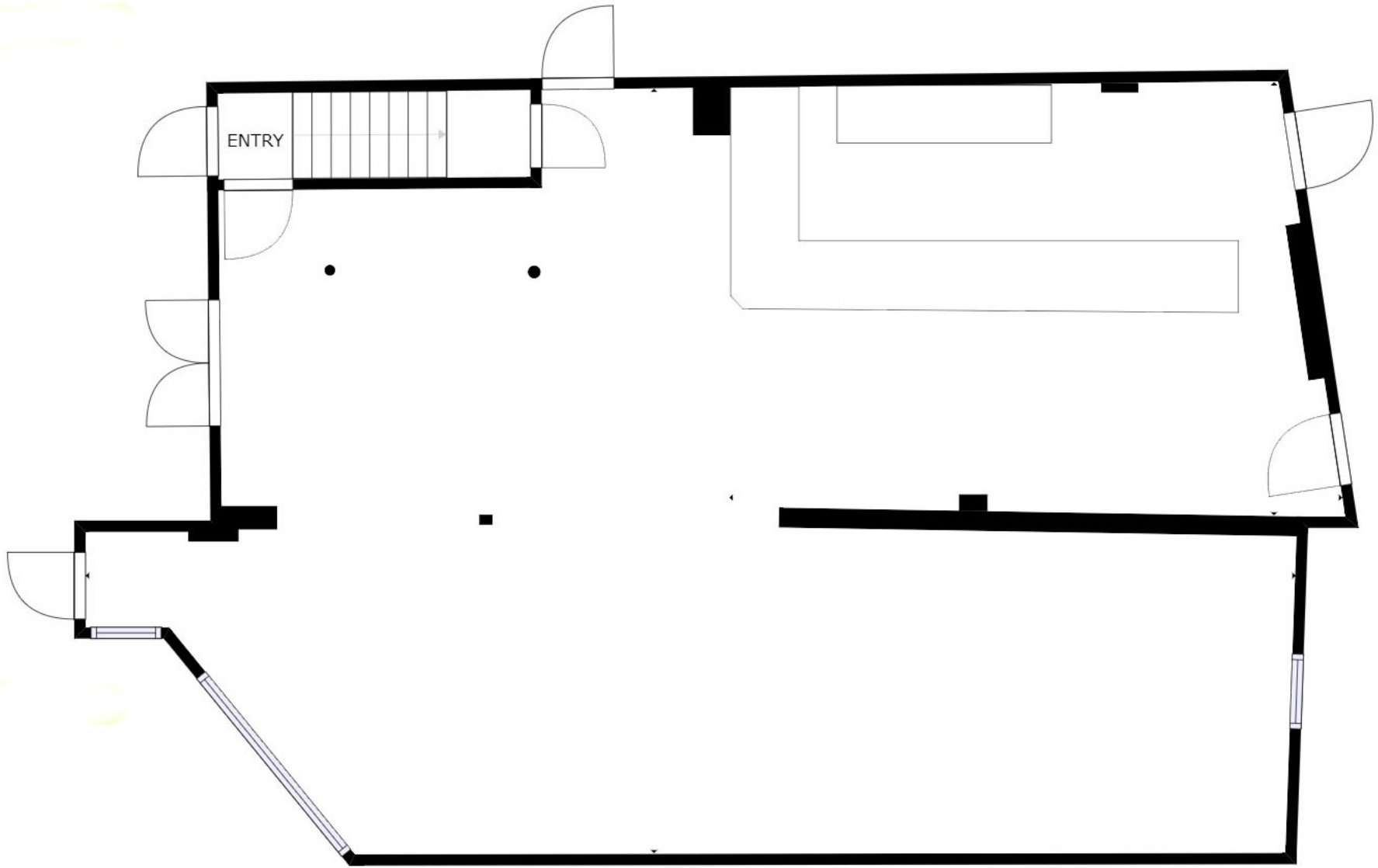
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# FLOOR PLANS - 1ST FLOOR

OUTDOOR PATIO

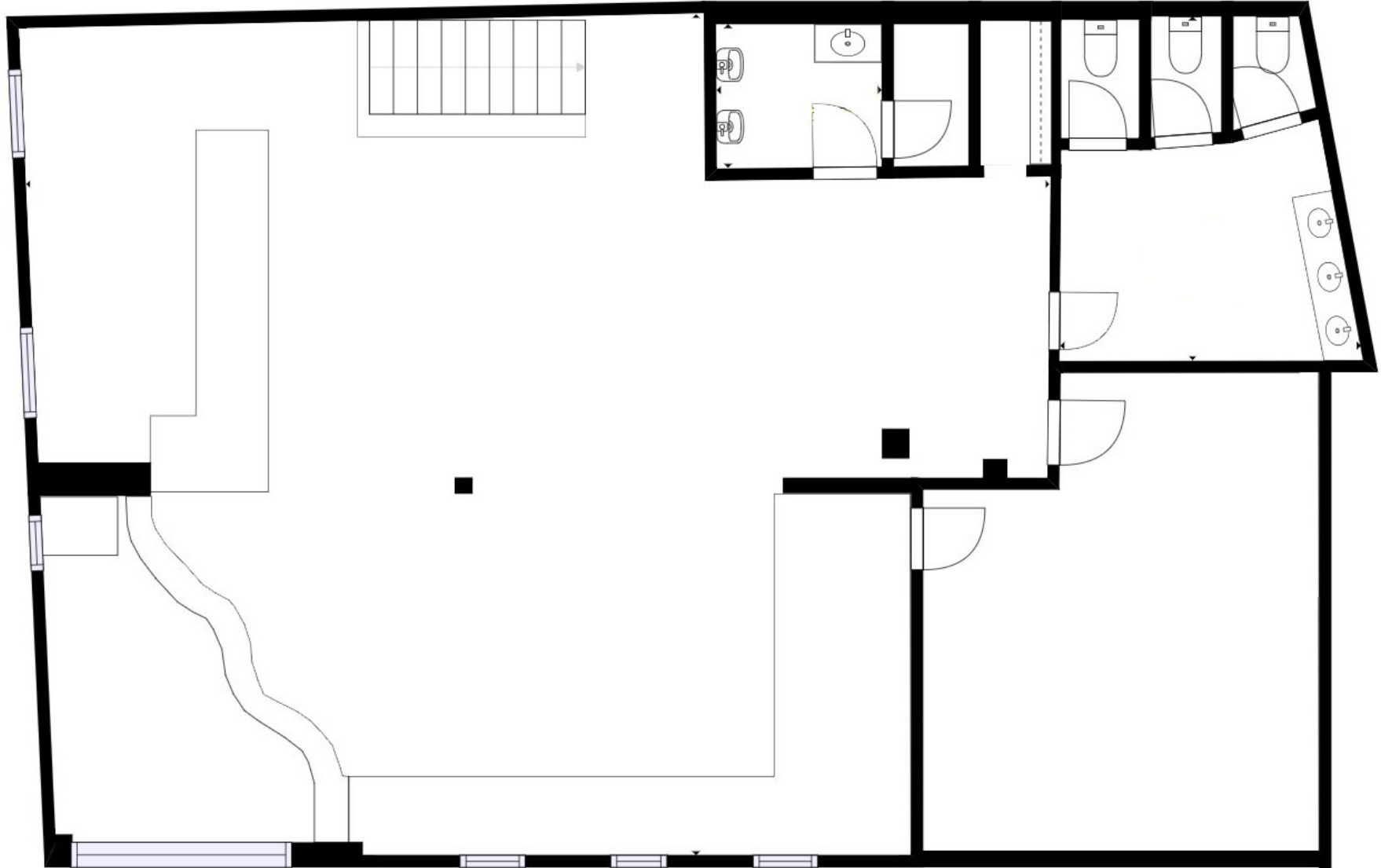
WHARF STREET



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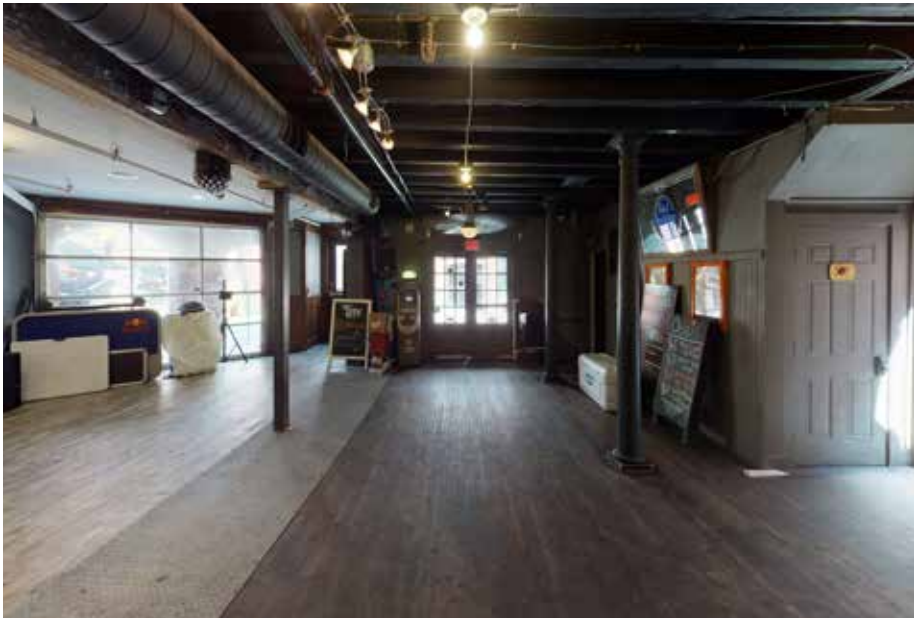


# FLOOR PLANS - 2ND FLOOR



**42 WHARF STREET**  
**PORTLAND, ME 04101**

# PROPERTY PHOTOGRAPHS



**42 WHARF STREET**  
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# PORTLAND OVERVIEW

**America's Most Livable City**

*Forbes Magazine*

**America's Foodiest Small Town**

*Bon Appetit*

**America's Best Town in the East**

*Outside Magazine*

**Top 20 Best Small Cities for College Students**

*American Institute for Economic Research*

**Best City For Young Professionals**

*Forbes Magazine*

**Top Ten Restaurant Metro Area in the United States**

*Huffington Post*

**Top Five Most Desirable and Affordable Places To Retire**

*AARP*

**Top Ten For Small Business Vitality**

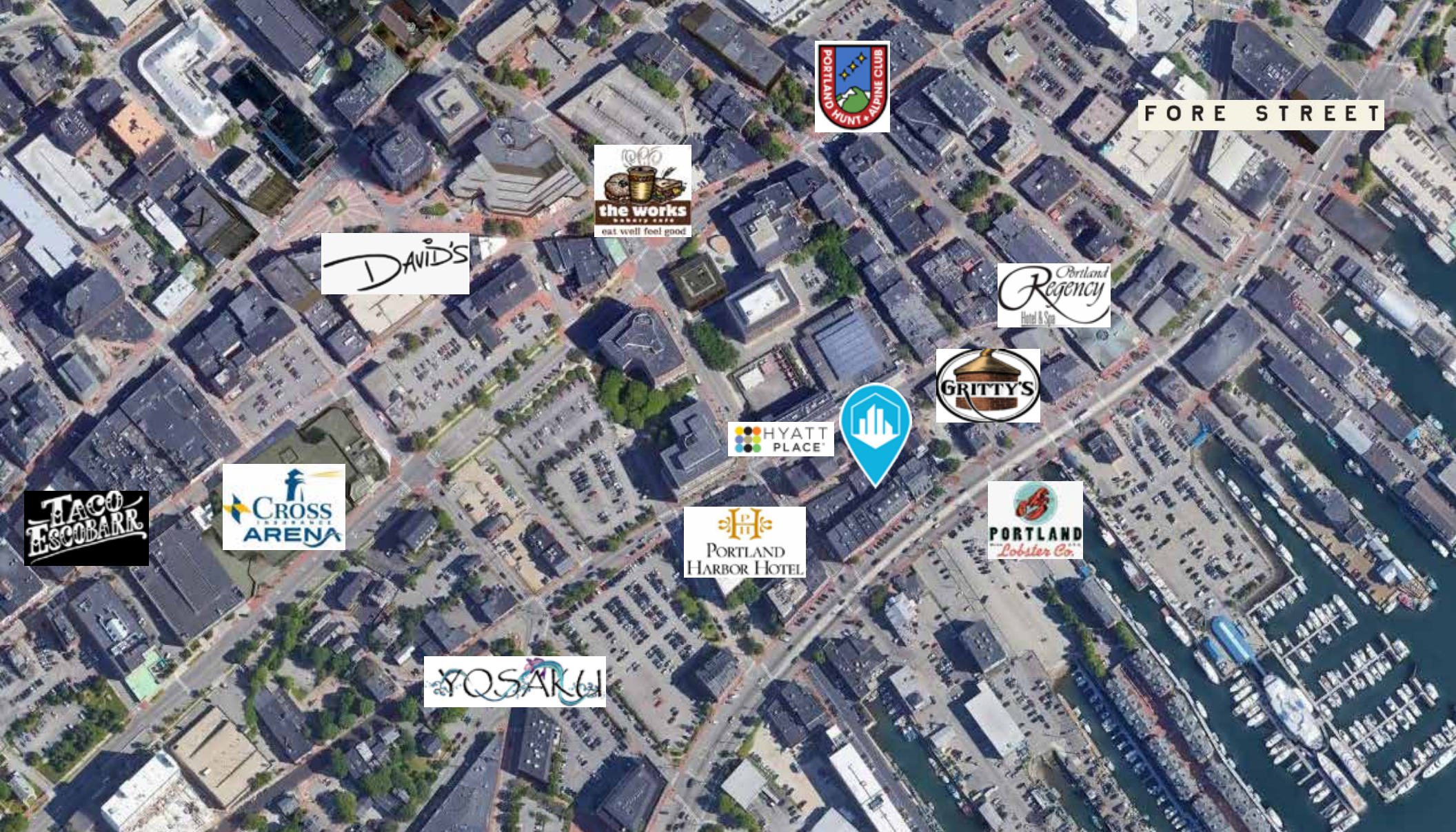
*Portfolio.com*

**Worlds' Best City For Craft Beer**

*Matador Network*

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