

# FOR SALE/LEASE | RESTAURANT CONDO

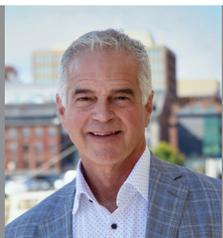
327 Commercial Street | Portland, ME



## COMMERCIAL STREET RESTAURANT OPPORTUNITY

- 6,981±SF restaurant space in Portland's Old Port
- Includes the condominium and associated assets featuring a fully equipped commercial kitchen equipment including two hoods, fixtures and furniture (FFE)
- 250± seating capacity featuring a main dining area, lounge, bar, and private dining room; additional 30± capacity on patio
- Located in one of New England's most celebrated dining destinations with exceptional visibility and foot traffic, and surrounded by established restaurants, retail and waterfront attractions

**SALE PRICE: \$3,250,000 | LEASE RATE: \$30.00/SF NNN**



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# PROPERTY SUMMARY

327 Commercial Street | Portland, ME



**OWNER:** TIQA Legacy, LLC

**DEED:** Book 32562, Page 244

**ASSESSOR:** Map 40, Lot E-3

**AVAILABLE SPACE:** 6,981± SF

**YEAR BUILT:** 2014

**CONSTRUCTION:** Masonry, steel frame

**SIDING:** Brick veneer

**FOUNDATION:** Full, slab

**FLOORING:** Concrete

**CEILING HEIGHT:** 8-11'±

**ELECTRICITY:** 600 amp, three phase

**HVAC:** 4 heat pumps (3 gas on roof, 1 electric in kitchen)

**UTILITIES:** Municipal water/sewer, gas, electric

**KITCHEN:** Yes - commercial

**RESTROOM:** 2

**SPRINKLER:** Wet

**SIGNAGE:** On building

**PARKING:** 2 deeded spaces; area surface lots, garages, and street parking

**ROAD FRONTAGE:** 150'± on Commercial St  
77'± on Maple St

**TRAFFIC COUNT:** 12,345± AADT - 10/2025

**WALK SCORE:** 96 - Walker's Paradise

**ZONING:** B5B

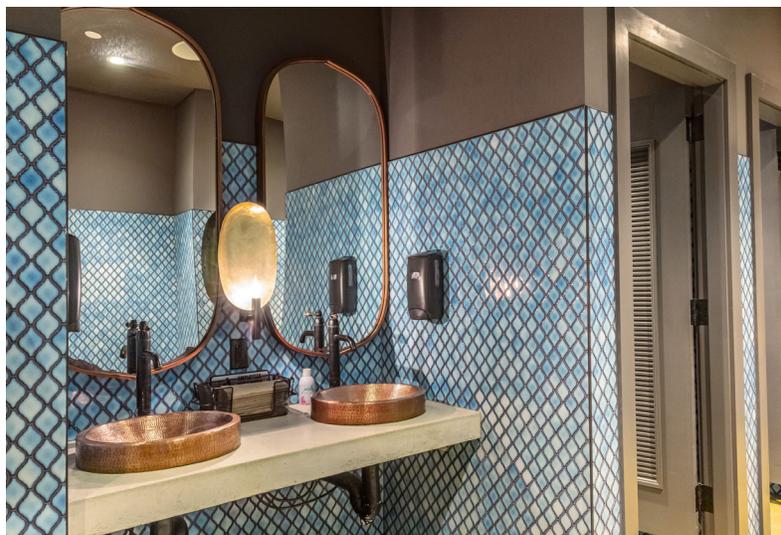
**PROPERTY TAXES:** \$20,593.62 (2026)

**CONDO FEES:** \$565/month



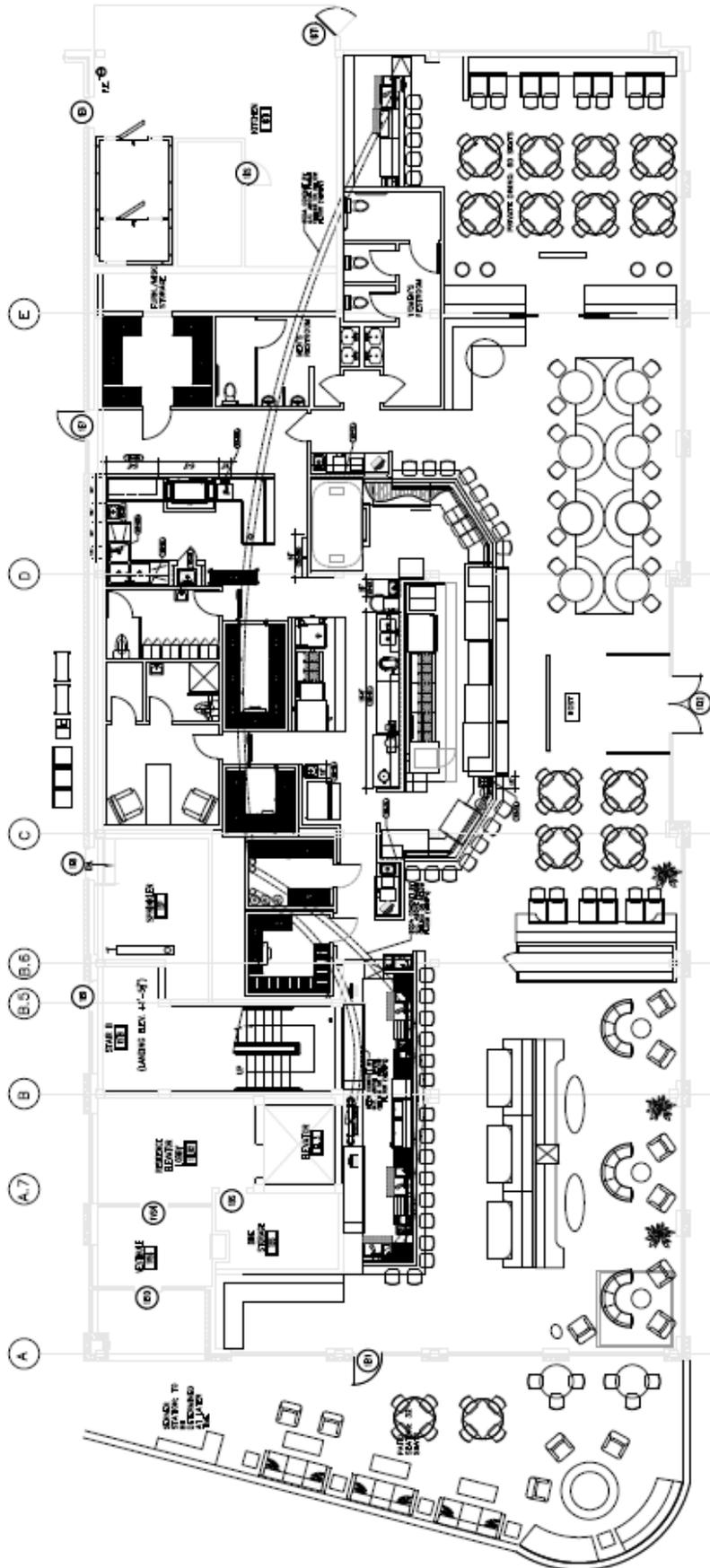
# PHOTOS

327 Commercial Street | Portland, ME



# FLOOR PLAN

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COMMERCIAL STREET

# EQUIPMENT LIST

327 Commercial Street | Portland, ME



## EQUIPMENT LIST\*

- Captive-Aire Exhaust Hood (1) with Fan & Ductwork Model 5424ND-2-PSP-F 14'6"
- Captive-Aire Exhaust Hood Model 5424ND-2-PSP-F 8'0" (1)
- Krowne Ice Bin (4)
- Krowne Hand Sink Standard 2100 Series (4)
- Krowne Hand Sink Standard 1800 Series (3)
- Centaur Hand Sink Model B-114601 (1)
- Centaur Hand Sink Model HS-12 (2)
- Krowne Metal Bottle Display (2)
- Krowne Metal Glass Rack (3)
- Perlick Corp. Bottle Cooler Model BC60 (1)
- Perlick Corp. Bottle Cooler Model BC36 (1)
- Champion Undercounter Dishwasher (1)
- Perlick Corp. Refrigerated Backbar Cabinet Model BBS60(3)
- Perlick Corp. Remote Beer System (1)
- ThermalRite Walk In Modular Beer/Wine Cooler (1)
- Centaur Shelving (various sizes)
- Coffee Brewer (2)
- Espresso Machine (2)
- Krowne Drainboard (1)
- True Food Service Equipment Refrigerated Backbar Cabinet (1)
- True Food Service Equipment Refrigerated Sandwich Unit Model TSSU-48-18M-B (3)
- True Food Service Equipment Refrigerated Pizza Table Model TPP-67 (1)
- True Food Service Equipment Refrigerated Pizza Table Model TPP-44 (1)
- True Food Service Equipment Refrigerated Pizza Table Model TPP-60 (1)
- Eagle Group Worktable with Wood Top (1)
- Alto-Shaam Cook Hold Oven (1)
- Vulcan Convection Oven (1)
- Vulcan Range, 36", 6 Open Burners Model 36S-6B (4)
- TriMark United Fire System Model ANSUL (1)
- Hoshizaki Ice Cuber (1)
- Hoshizaki Remote Condenser Unit
- Hoshizaki Ice Bin
- Vulcan Salamander Gas Broiler (1)
- LoLo Refrigerated Equipment Stand (1)
- True Food Service Equipment Worktop Freezer (1)
- Eagle Group Drop-in Sink (2)
- Panasonic Rice Cooker (1)
- TriMark United East Soup Station (1)
- Earthstone Woodfire Pizza Oven (1)
- True Food Service Equipment Reach-in Undercounter Refrigerator, 2 Section (1)
- Vulcan Proofer Holding Cabinet (1)
- Eagle Group Work Table (1)
- Globe Planetary Mixer (1)
- Hobart Planetary Mixer (1)
- Equipex Vertical Broiler (Gyro) (1)
- Goren Table Top Kettle (1)
- Blodgett Hydrovection Oven (1)
- Eagle Group Work Table (1)
- Eagle Bun Pan Rack (1)
- Groen Steamer 6-Pan (1)
- Groen Tilting Skillet (1)
- ThermalRite Walk In Modular, Box Only 7'11" x 7'6" x 8'0" (1)
- ThermalRite Walk In Modular, Box Only 6'10" x 11'8" x 8'0" (1)
- TriMark Baker's Station #74 (1)
- Univex Dough Divider Rounder (1)
- Eagle Group Clean dishtable (1)
- Champion Conveyor type Dishwasher (1)
- Eagle Group Mop Sink (1)
- Centaur Hand Sink (1)
- Eagle Group Corner Sink, 3 Compartment (1)
- Eagle Group Dishtable Sorting Shelf (1)
- Eagle Group Soiled Dishtable (1)
- Krowne Ice Bin (1)
- Magikitch'n Charbroiler (1)
- Pitco Frialator Fryer (2)

\*Full descriptions available upon request

# ABOUT PORTLAND

327 Commercial Street | Portland, ME



## Portland, Maine in the Press



Best Places to Live in the U.S. 2023  
#7 Portland



Best Places to Live U.S. for Public Safety 2023  
#2 Maine

Best Places to Live for Quality of Life U.S. 2023  
#7 Portland



50 Best Places to Live in the U.S.



Best States to Live 2024  
#14 Maine

Best U.S. Small Cities 2024  
#18 Portland



The 30 Most Charming Small Cities in the USA in 2021



America's Best Towns to Visit 2024  
- #4 Portland



10 best places to live on the East Coast in 2023 - #1 Portland

In 2023, an estimated 15.3 million visitors came to Maine, spending \$5.2 billion, contributing to the overall spending of \$9.1 billion in the state. In Greater Portland specifically, tourists spent \$2.7 billion. (Visit Maine) Maine's economy grew 6.2% in 2023 according to Portland Press Herald. Some 151,000 Maine jobs are supported by tourism. Portland has had the greatest recovery from the pandemic among 166 U.S. markets rated by STR. (www.str.com) As of April 2022, Portland's occupancy rate jumped to more than 122 percent of what it was in April 2019. (Portland Press Herald)

### PORTLAND, MAINE AND THE WORKING WATERFRONT

Portland packs a whole lot into its three mile long peninsula. This small city has a world-class dining scene, has become the beer hub of Maine, enjoys a magnificent art museum and has plenty of places to enjoy the scenic rocky coast. The city maintains much of its 19th century architecture and flavor and the character of the trading and fishing settlement it once was when it was established in 1632.

At the heart of Portland's Old Port is the working waterfront, home to fishing and lobstering boats hauling in their catch of the day and just about every other vessel you can imagine from water taxis to tall ships. This makes for a unique blending of past and present as our 18th century brick buildings mix with cutting-edge modern architecture. The cobblestone and brick streets of the Old Port lead visitors down pathways to world-class restaurants, boutiques, bars, and maybe even a speakeasy or two.

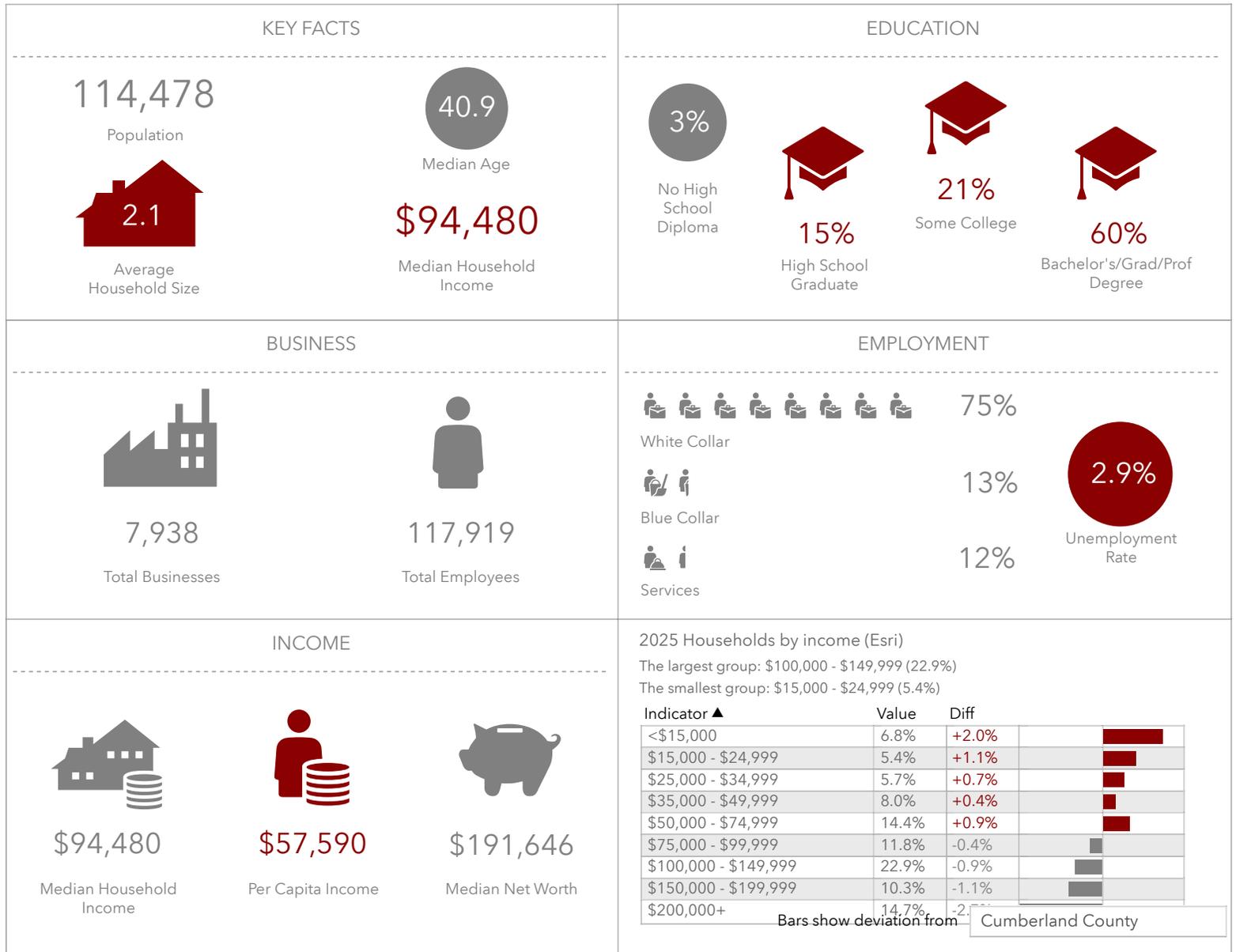


# DEMOGRAPHICS

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## 5-MILE RADIUS



Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025).

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