



## COMMERCIAL BUILDING/SINGLE-FAMILY CONDO/LOT FOR SALE

171-173 Port Road  
Lower Village Kennebunk



**JOHN DOYON, CCIM**  
207.772.8300 D  
207.450.8003 C  
john@malonecb.com



- A retail building currently leased to Old Vines
- A two-bedroom, loft and 1.5 bath residential condo
- 0.4± AC vacant lot for parking or development

**SALES PRICE: \$2,600,000**

**MALONE COMMERCIAL BROKERS**  
5 Moulton Street, Portland, ME 04101  
207.772.2422 • malonecb.com

# COMMERCIAL BUILDING/SINGLE-FAMILY CONDO/LOT FOR SALE

171-173 Port Road | Lower Village Kennebunk



This is the real estate sale of the complex located at 171 to 173 Port Road in the heart of Kennebunk's Lower Village. The primary building is currently occupied by Old Vines Kennebunk with an adjoining residential property and a contiguous 0.4 acre development site or large parking area. There is additionally a satellite parking lot directly across the street.

The main building is structured as a condominium, which includes the 2,800± square-foot restaurant, along with its full-service lower-level kitchen. It additionally features an adjoining single-family home (condo) that continues to be a lucrative Airbnb rental. The property was converted to a condo form of ownership several years ago to facilitate the sale of a surplus building located on the in-town side of the complex.

The building is situated next to a retail center that offers ample tourist parking and encourages foot traffic past the property. It's only a short walk to popular restaurants and boutiques, with the historic Dock Square area of Kennebunkport just five minutes away on foot.

The additional land is located on the west side of the restaurant and was the former Infinity Credit Union location. This 0.4± acre parcel was approved for 4,000± plus square foot building allowing for potential expansion or may accommodate approximately 35 vehicles using a 500 per square feet formula per vehicle.



# PHOTOS

171-173 Port Road | Lower Village Kennbunk



## RESTAURANT - DOWNSTAIRS



# PHOTOS

171-173 Port Road | Lower Village Kennbunk



## RESTAURANT - UPSTAIRS



# PHOTOS

171-173 Port Road | Lower Village Kennbunk



## RESIDENTIAL CONDO



## PARKING - DEVELOPMENT



# PROPERTY SUMMARY

171-173 Port Road | Lower Village Kennbunk



## 173 Port Road #2 (residential condo), Lower Village Kennebunk

**OWNER:** Friday Morning LLC

**DEED:** York County Book 19161 Page 718

**ASSESSOR:** 089/092/002

**LOT SIZE:** 0.46± AC (condo land)

**BUILDING SIZE:** 1,575± SF single-family condo

**CONFIGURATION:** Two -story, two bedrooms, loft sleeping area and 1 1/2 bathrooms

**YEAR BUILT:** 2004

**REMODELED:** Kitchen remodeled in 2020

**CONSTRUCTION:** Wood-frame

**ROOF:** Asphalt

**FOUNDATION:** Slab

**SIDING:** Clapboards

**FLOORING:** Wood or synthetic

**LIGHTING:** Spot

**ELECTRICITY:** 100± amps, single phase

**HEAT:** K-2 fired heating units

**A/C:** Mini splits

**HOT WATER:** 40± gallon electric

**WATER/SEWER:** Municipal

**RESTROOM:** 1 1/2 bathrooms

**WASHER/DRYER:** Yes

**CEILING HEIGHT:** 8-9'±

**WINDOWS:** Double pane

**PARKING:** On-site

**ROAD FRONTAGE:** 45'± in common for both condos

**ZONING:** Lower Village Business District

**TAXES:** \$4,910.42

A lease is in place from mid-October through mid-May at \$2,300/month plus utilities.

**RENTAL INFORMATION:** The condo rents in-season as an Airbnb nightly or weekly with a gross revenue of \$25,081, \$13,138 in expenses netting \$11,943 (utilities and taxes not computed)

# PROPERTY SUMMARY

171-173 Port Road | Lower Village Kennbunk



## 173 Port Road #3 (retail building), Lower Village Kennebunk

**OWNER:** Friday Morning LLC - Real Estate

**DEED:** York County Book 19160 Page 285

**ASSESSOR:** 089/092/003

**LOT SIZE:** 0.46± AC (condo land)

**BUILDING SIZE:** 2,804± SF restaurant  
1,200± SF partially improved basement

**CONFIGURATION:** First and second floor restaurant space each with a bar and dining area, restrooms, and a full commercial kitchen in the basement

**OUTBUILDING:** One for office/storage

**PATIO:** The patio is improved with a pergola system by Sun Heat which provides a roof and sides for weather protection as well as infrared heat with seating for 44± people.

**SEATING:** 44± first floor seating including bar area  
48± second floor seating  
44± outdoor patio seating

**YEAR BUILT:** 1850

**REMODELED:** Many upgrades with a new steel supported second floor added in 2016

**CONSTRUCTION:** Wood-frame

**ROOF:** Asphalt, new in 2023  
Skylights, new in 2023

**FOUNDATION:** Building moved onto new full foundation in the 1990s

**SIDING:** Clapboards

**FLOORING:** Wood

**LIGHTING:** Spot

**ELECTRICITY:** Two 200± amps, single phase  
One 100± amp, single phase

**HVAC:** Gas/electric central air, new within eight years

**PROPANE:** 250± gallon underground tank

**HOT WATER:** 80± gallon propane fired

**WATER/SEWER:** Municipal, recent upgrade includes a new 6±" water main, key for developing the vacant lot

**RESTROOM:** Four - two per floor

**CEILING HEIGHT:** 9'± first floor; cathedral ceilings on second floor

**WINDOWS:** Double pane, new within eight years

**SIGNAGE:** Street sign

**PARKING:** On-site

**ROAD FRONTAGE:** 45'± in common for both condos

**ZONING:** Lower Village Business District

**TAXES:** \$6,935.94

**SECURITY/FIRE:** Hard wired fire alarm, sprinklers and security

# PROPERTY SUMMARY

171-173 Port Road | Lower Village Kennebunk



## 171 and 172 Port Road, Lower Village Kennebunk

**OWNER:** Friday Morning LLC

**DEED:** York County Book 17362 Page 801

**ASSESSOR:** 089/085 main lot; 089/049 satellite parking lot

**LOT SIZE:** 171 Port Road: 0.4± AC vacant lot for parking/development with development plans available (not a condo)  
172 Port Road: 0.12± AC, 7± car satellite parking lot (not a condo)

**ELECTRICITY:** Single phase in place on 0.4± AC lot

**ROAD FRONTAGE:** 80'± on 0.4± AC lot

**ZONING:** Lower Village Business District

**TAXES:** \$3,652.73 - 171 Port Road; \$2,154.35 - 172 Port Road







# COMMERCIAL BUILDING/SINGLE-FAMILY CONDO/LOT FOR SALE

## 171-173 Port Road | Lower Village Kennbunk



**SUBJECT PROPERTY**

This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages therefrom. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.



**JOHN DOYON, CCIM**  
207.772.8300 D  
207.450.8003 C  
john@malonecb.com

**MALONE COMMERCIAL BROKERS**  
5 Moulton Street • Suite 3  
Portland, ME 04101  
207.772.2422 • malonecb.com