



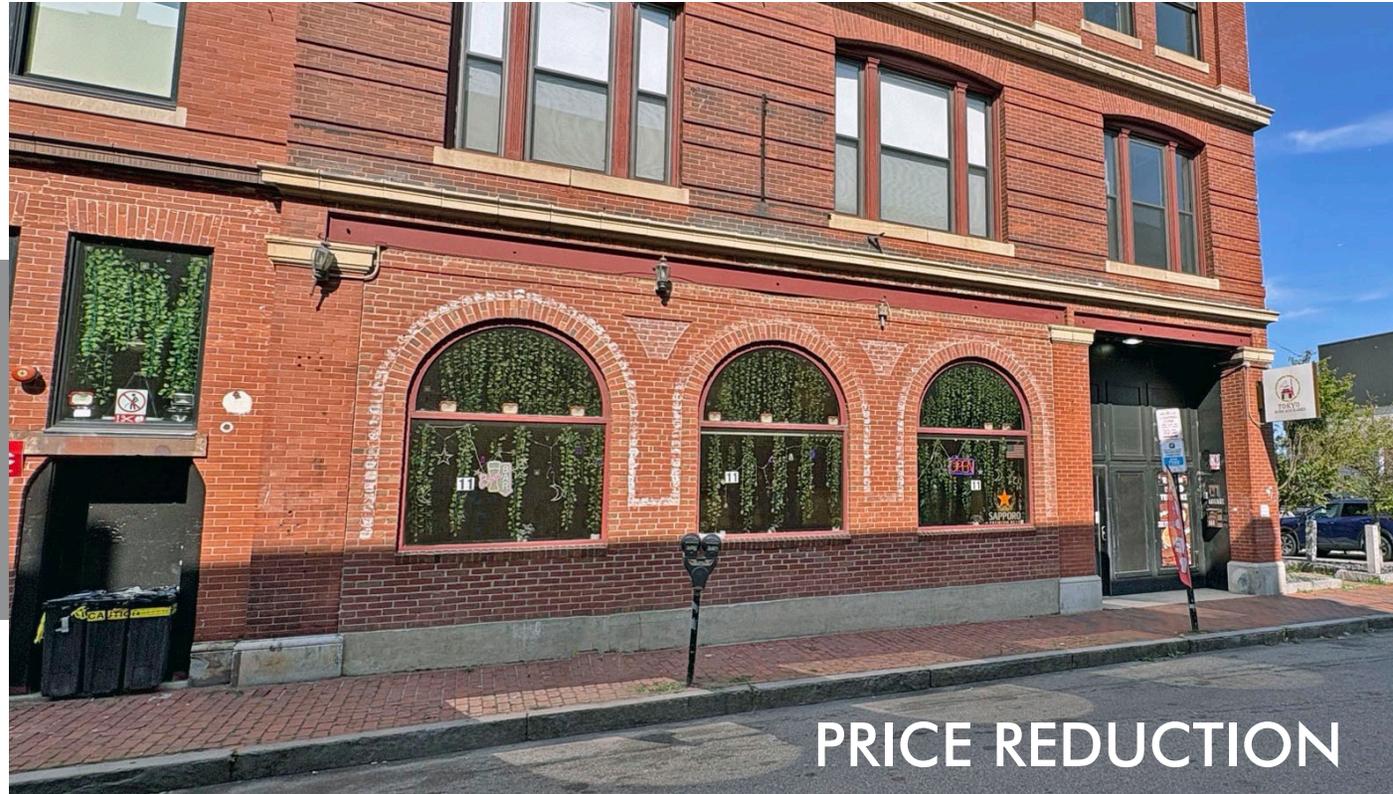
11 Brown Street
Portland, ME



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RESTAURANT CONDO FOR SALE



PRICE REDUCTION

Great opportunity to join Portland's restaurant community!

5,352± SF retail condo now available for sale

3,088± SF of restaurant/bar space, full kitchen with all equipment included (hood, grease trap, stoves, sinks, etc), large private outdoor patio, and a 2,264± SF lower level support area/storage with office, walk-in freezers, fire safety equipment, and several storage rooms

This location is ready for a motivated restaurateur to take over and reap the benefits of a proven restaurant location.

SALES PRICE: \$725,000

PROPERTY SUMMARY

11 Brown Street | Freeport, ME



11 Brown Street has been home to a few very successful restaurants. The iconic Margarita's was a staple to the restaurant scene in the 1990s through 2000s.

The location benefits from its close proximity to The Cross Arena, as well as its bridge connection between the Old Port and the Congress Street restaurant/retail corridor, lending to its high visibility and foot traffic.

OWNER: Phelps Craig Real Estate Holdings LLC

DEED: Book 33137 Page 263

ASSESSOR: Map 37 Block 1 Lot 7; Unit 01A

LOT SIZE: 0

CONDO SIZE: 5,352± SF, 3,088± SF first floor, 2,264± SF basement

PATIO: 576± SF concrete patio with privacy fencing

YEAR BUILT: 1875

CONSTRUCTION: Brick and granite

ROOF: Flat, rubber membrane

SIDING: Brick

FOUNDATION: Full, 12-14'± ceilings, stone, extends under sidewalk

FLOORING: LVP

CEILING HEIGHT: 10-12'±

ELECTRICITY: 400 amp, separately metered

HVAC: Roof top units, natural gas, separately metered

UTILITIES: Municipal water/sewer, separately metered

KITCHEN: Full kitchen, hood, grease trap, stoves, griddles, fryolators, prep/hand sinks, three walk-in freezers

RESTROOM: Two

ELEVATOR: No

SPRINKLER: Yes, wet

FIRE SAFETY: Yes

SECURITY SYSTEM: Yes

SIGNAGE: On building

PARKING: Two parking spaces on site

DUMPSTER: Exclusive to Unit 01A

ROAD FRONTAGE: 88.48'

ZONING: B-3 Downtown Business

FEMA: No designation

LEASE: Current lease expires 7/31/2026

PROPERTY TAXES: \$13,944 (2026)

CONDO FEE: \$1,095/month

COMMON AREA CHARGES INCLUDE: Roof maintenance, sprinkler system, life safety services, insurance, downtown fees

PHOTOS

11 Brown Street | Portland, ME



PHOTOS

11 Brown Street | Portland, ME



DEMOGRAPHICS

11 Brown Street | Portland, ME



DEMOGRAPHIC SUMMARY

11 Brown St, Portland, Maine, 04101
Ring of 1 mile

KEY FACTS

24,038

Population



13,331

Households

35.0

Median Age

\$56,622

Median Disposable Income

EDUCATION

4.7%

No High School Diploma



13.4%

High School Graduate



20.2%

Some College/
Associate's Degree



61.7%

Bachelor's/Grad/
Prof Degree

INCOME



\$71,986

Median Household Income



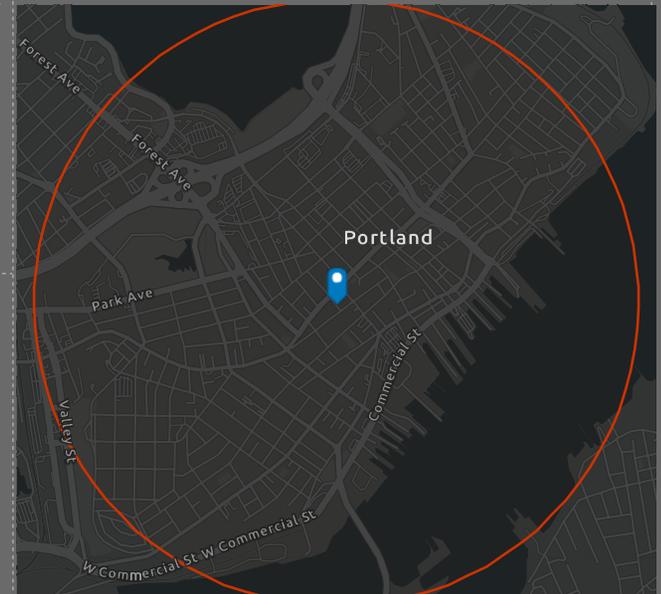
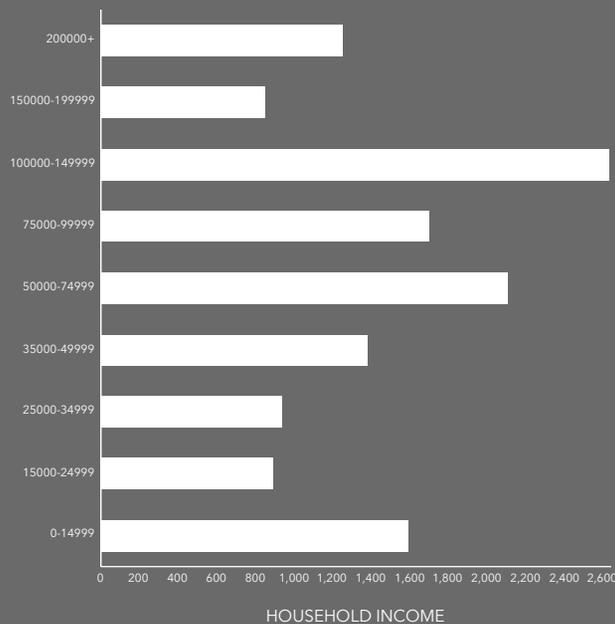
\$53,345

Per Capita Income



\$26,044

Median Net Worth



EMPLOYMENT



White Collar

71.8%



Blue Collar

12.4%



Services

18.2%

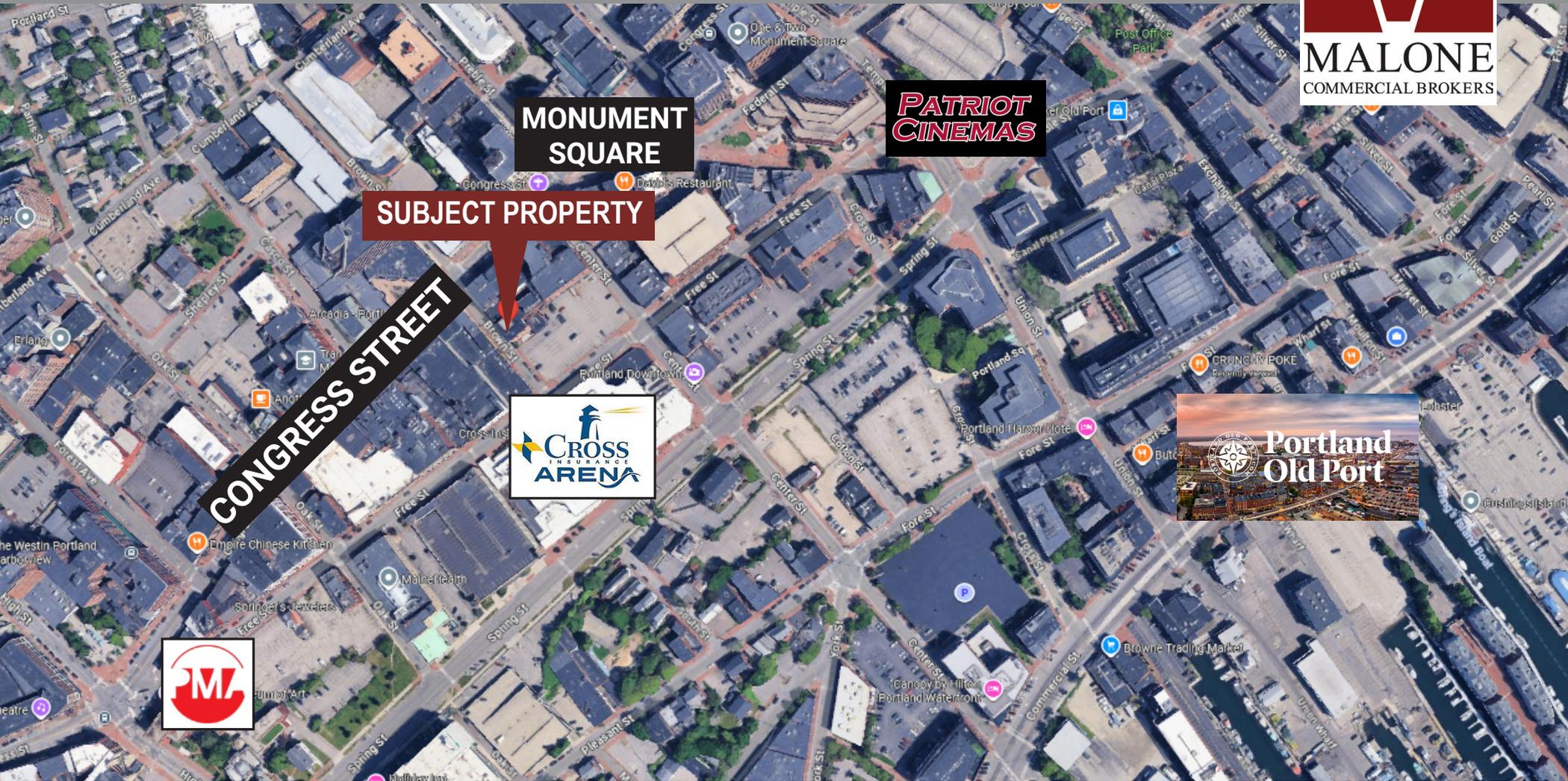
2.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

FOR SALE | RESTAURANT CONDO

11 Brown Street | Portland, ME



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