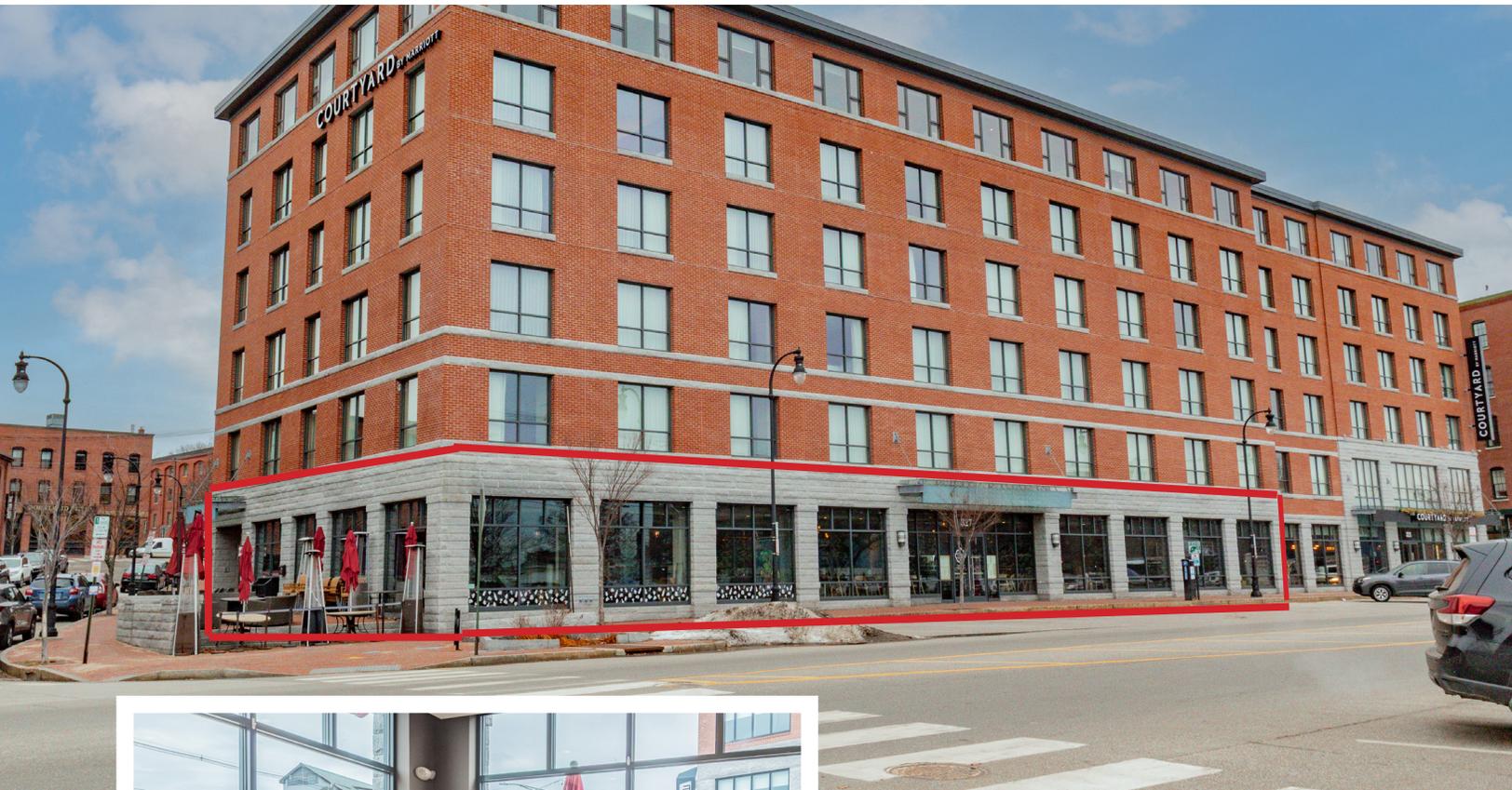


FOR SALE OR LEASE • RETAIL CONDOMINIUM

311 Commercial Street • Portland, ME



6,981± SF RETAIL SPACE

- Ideal layout for conversion to specialty food hall or neighborhood grocery concept
- Prominent storefront opportunity for boutique retail or retail services
- Exceptional visibility and accessibility for walk-in traffic amid Portland's waterfront attractions
- Great signage opportunities directly on building along Commercial and Maple Streets



Mark Malone
O 207.773.6000
C 207.233.6000
Mark@malonecb.com



Nick Malone
O 207.558.9466
C 207.632.6010
Nick@malonecb.com

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



PROPERTY SUMMARY

311 Commercial Street • Portland, ME



Site Info

OWNER:	TIQA Legacy, LLC
DEED:	Book 32562, Page 244
ASSESSOR:	Map 40, Lot E-3
LOT SIZE:	0.767± AC
SIGNAGE:	On building
PARKING:	2 deeded spaces, area surface lots, garages, and street parking
ROAD FRONTAGE:	150' ± on Commercial Street 77'± on Maple Street
TRAFFIC COUNT:	12,345± AADT - 10/2025
ZONING:	B5B
PROPERTY TAXES:	\$20,593 (2026)
CONDO FEES:	\$565/month



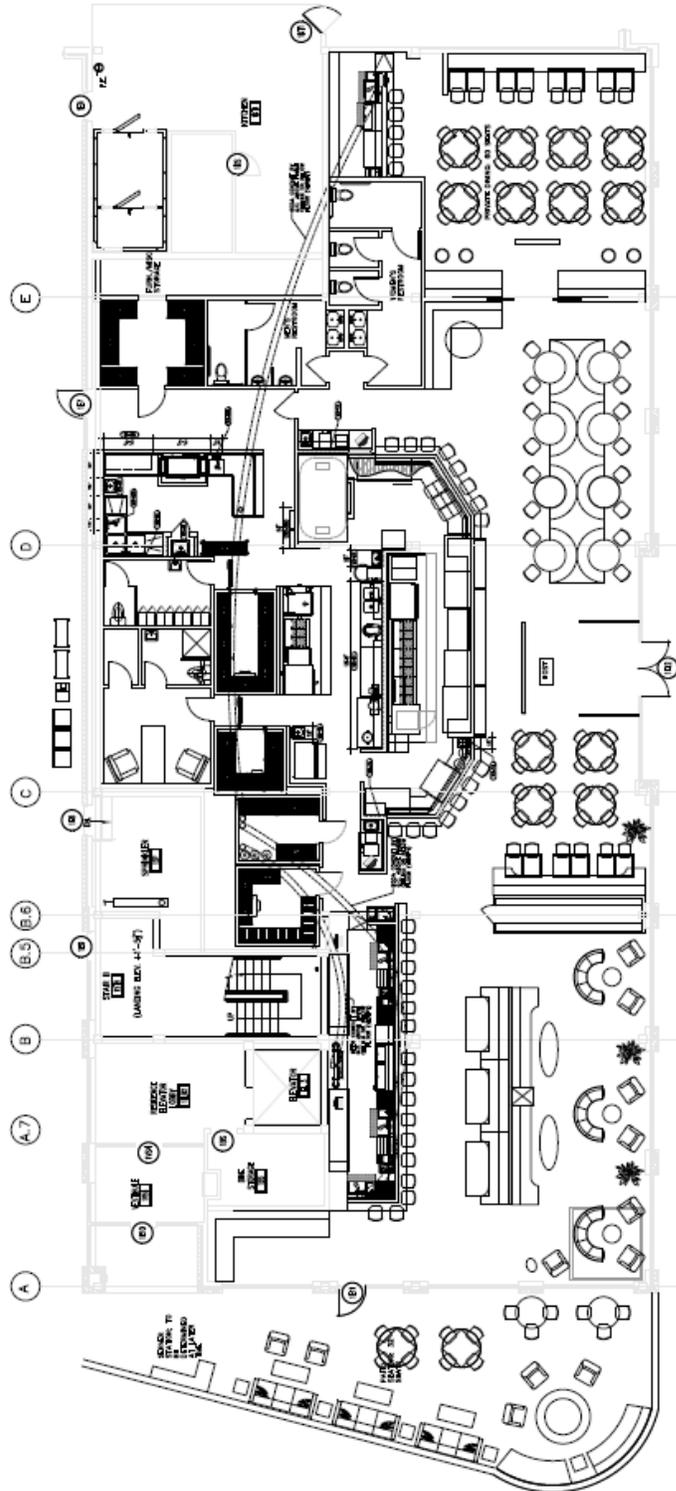
Building Info

CONDO SIZE:	6,981± SF
YEAR BUILT:	2014
CONSTRUCTION:	Steel frame, masonry
SIDING:	Brick veneer
FOUNDATION:	Full
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:	Yes - two (2)
SPRINKLER:	Wet
ELEVATOR:	Yes



FLOOR PLAN

311 Commercial Street • Portland, ME



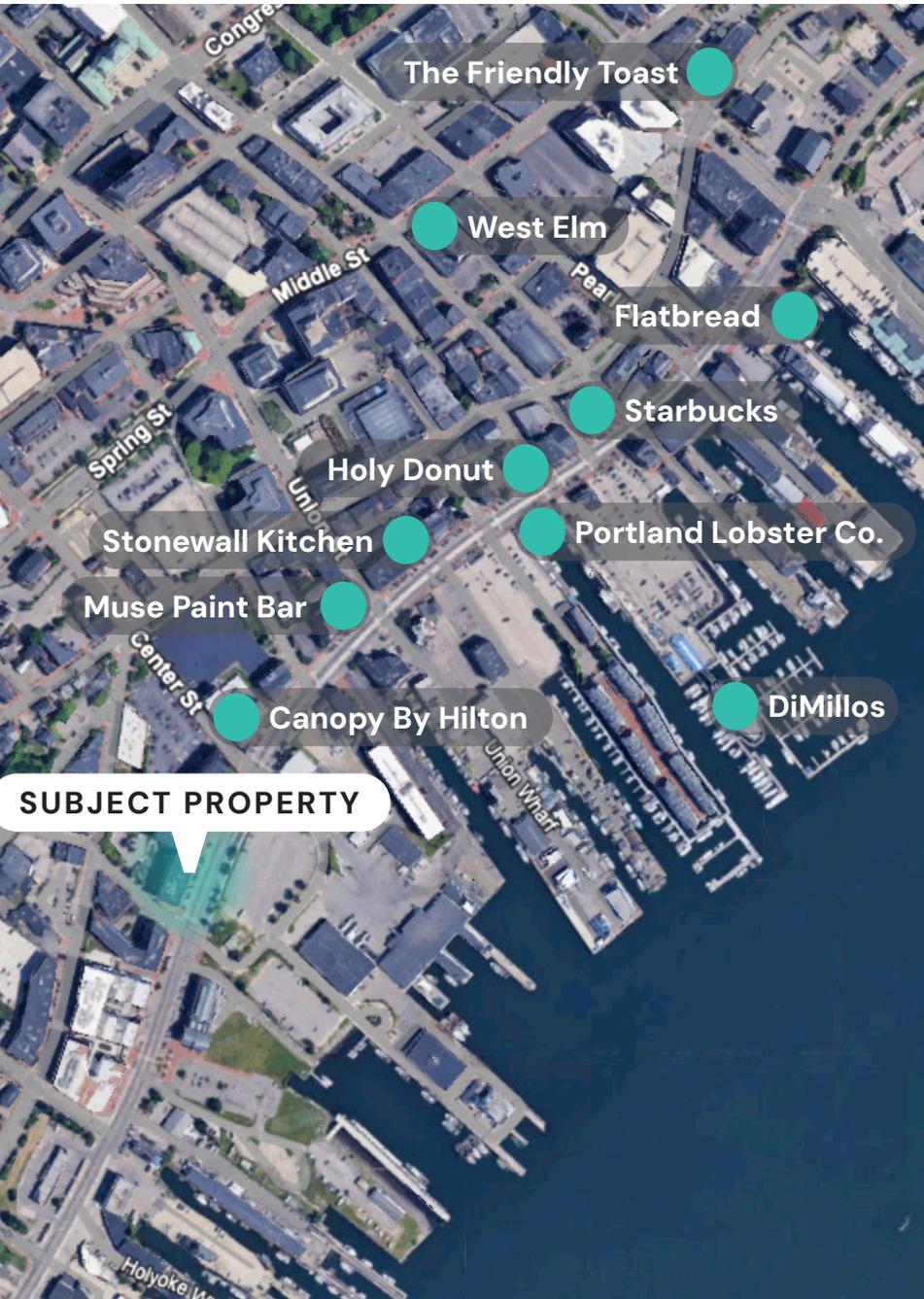
COMMERCIAL STREET

MAPLE STREET



LOCATION MAP

311 Commercial Street • Portland, ME



NEARBY

STAY



DINE



SHOP

west elm



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 there from. 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.