

FOR SALE

PRIME DEVELOPMENT SITE



*Lot lines are approximate

HIGHLIGHTS

- Development site available for sale in the desirable Bayside neighborhood of Portland.
- Neighboring retailers include Whole Foods, Planet Fitness, Walgreens, Trader Joe's, and a multitude of shopping, eating, and entertainment venues.
- Close to several renowned educational institutions including the Maine College of Art, University of Southern Maine, and Northeastern's Roux Institute.
- Walk Score of 96; Bike Score of 78.

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9 SOMERSET STREET
PORTLAND, MAINE



EXECUTIVE SUMMARY

The Boulos Company is pleased to present the unique opportunity to acquire a rare 0.785±* acre development assemblage located in the booming City of Portland, Southern Maine's commercial and cultural hub. The property is strategically situated in the burgeoning Bayside neighborhood, adjacent to popular retail destinations such as Whole Foods, Walgreens, and Trader Joe's.

The zoning regulations in place allow for the construction of multi-family housing and/or commercial development. The property's prime location further enhances its appeal. Situated near the I-295 Franklin Arterial exit, it offers excellent transportation connectivity for residents and visitors alike. Additionally, the world-famous Old Port area, renowned for its historical charm and vibrant atmosphere, is in close proximity. This property is adjacent to a plethora of retail, cultural, educational, and dining options, which contributes to the attractiveness of the development assemblage.

The property is currently being offered for sale with no asking price. This allows interested parties to engage in a discreet and tailored negotiation process.

**0.785± acres per assessing records; 0.79± acres per survey*

Top 20 Places to Start
a Career

WalletHub 2023

Top 25 Places
to Enjoy Your
Retirement

*Forbes
Magazine 2022*

Top 10 Best Places
to Live

*US News & World
Report*

America's Best Town
in the East

Outside Magazine

America's Most
Livable City

Forbes Magazine

Best City for Young
Professionals

Forbes Magazine

Top Ten for Small
Business Vitality

Portfolio.com

Top Ten
Restaurant Metro
Area in the United
States

Huffington Post

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PROPERTY DETAILS

PROPERTY OWNER	E. Perry Iron & Metal Co.
ASSESSOR'S REF	Map 24, Block C-24
BOOK/PAGE	3607/141
DESCRIPTION	0.785± AC parcel of landing improved with a 3,513± SF commercial building (to be demolished)
ZONING	B3 - Downtown Business, 100-year Flood Plain Maximum Height - 180' (90 ft. max. street wall height with 30' stepback)
FRONTAGE	180' on Somerset St.
ANNUAL TAXES	\$8,304.48 (2023/2024)





THE BOULOS COMPANY
COMMERCIAL REAL ESTATE



THORNTON HEIGHTS



DEERING PARK

FOREST AVE.



DOWNTOWN



BACK COVE

OLD PORT



FRANKLIN ST



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