



11 Brown Street  
Portland, ME



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# RESTAURANT CONDO FOR SALE



**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: \$1,200,000**

# PROPERTY SUMMARY

## 11 Brown Street | Freeport, ME



**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 with 12-14'± ceilings , stone

**FLOORING:** LVP

**CEILING HEIGHT:** 10-12'±

**ELECTRICITY:** 400 amp

**HVAC:** Roof top units, natural gas

**UTILITIES:** Municipal water/sewer

**KITCHEN:** Full restaurant kitchen with hood, grease trap, stoves, griddles, fryolators, prep sinks, hand sinks, etc. and 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

**ROAD FRONTAGE:** 88.48'

**ZONING:** B-3 Downtown Business

**FEMA:** No designation

**PROPERTY TAXES:** \$13,427.95 (2025)

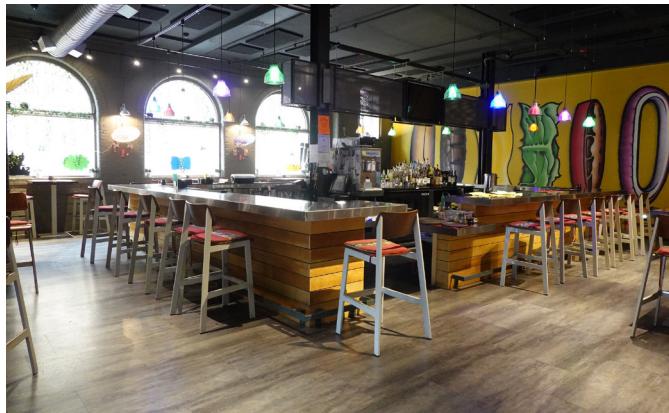
**LEASE:** Current lease expires 7/31/2026

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.

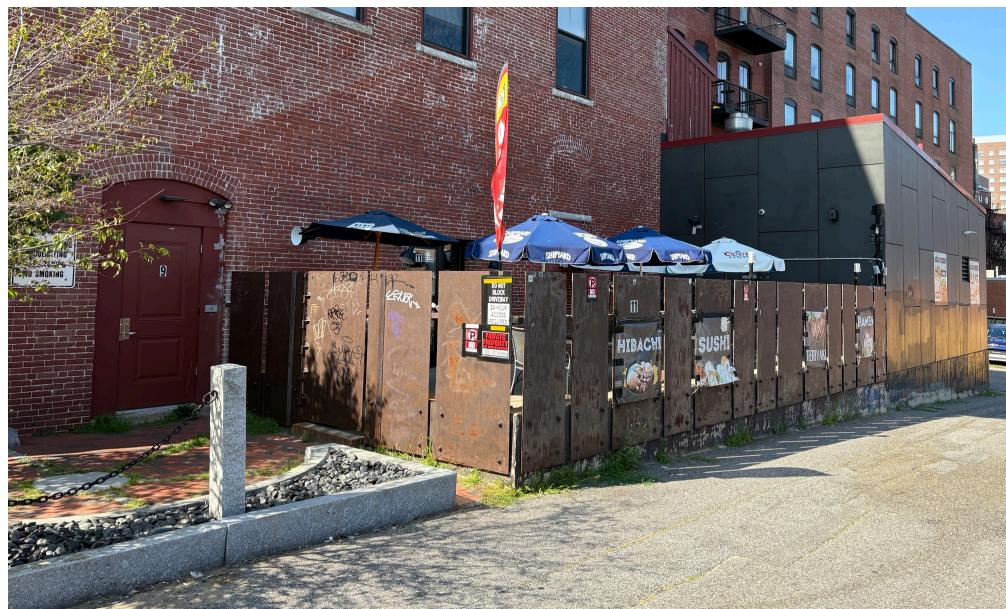
# PHOTOS

11 Brown Street | Portland, ME



# PHOTOS

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# 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



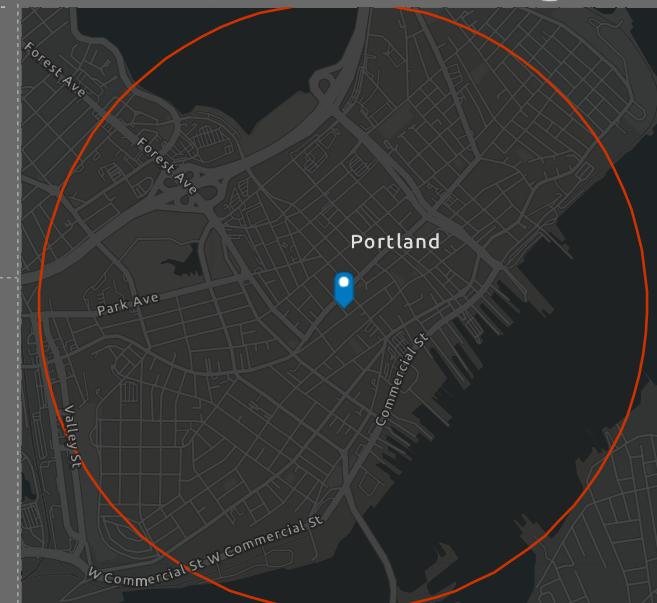
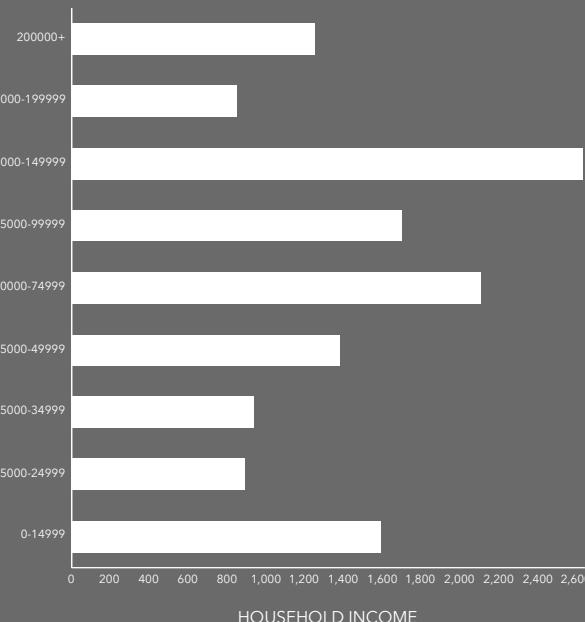
\$71,986  
Median Household Income



\$53,345  
Per Capita Income



\$26,044  
Median Net Worth



### EMPLOYMENT

White Collar



71.8%

Blue Collar



12.4%

Services

18.2%

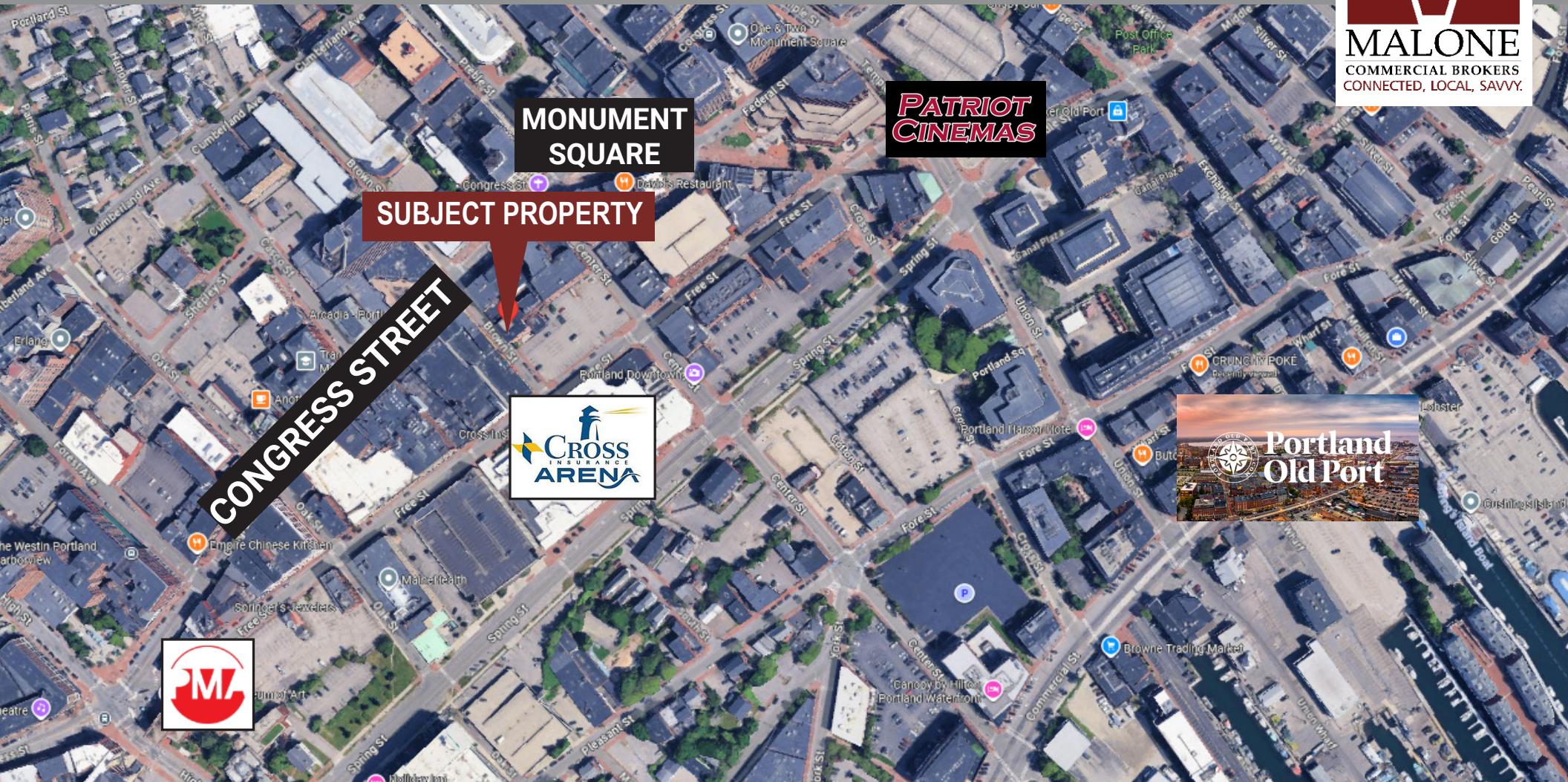
2.4%

Unemployment Rate

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

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