



11 Brown Steet
Portland, ME



PETER HARRINGTON
207.772.0088 D
207.318.8888 C
peter@malonecb.com

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

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



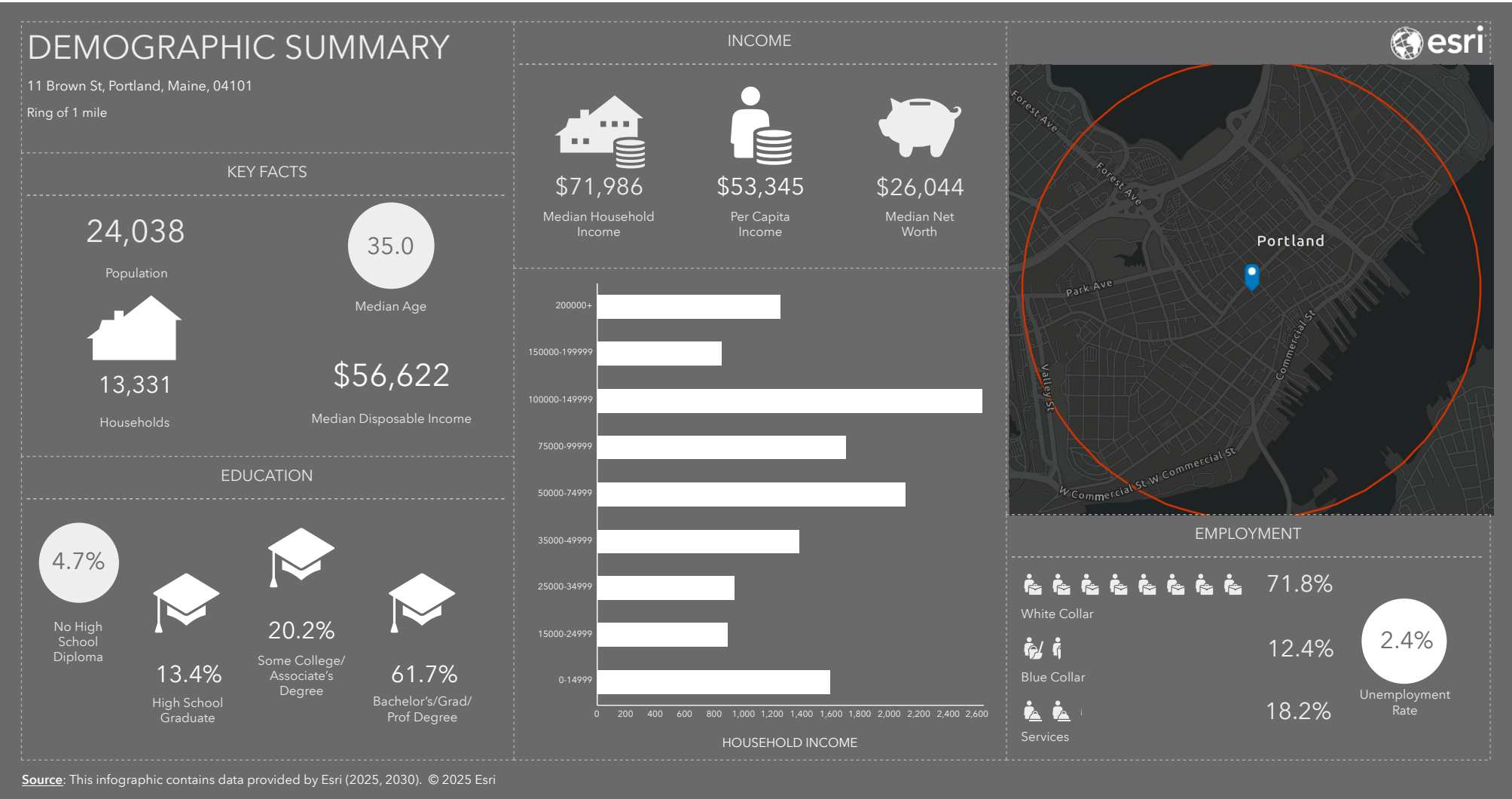
PHOTOS

11 Brown Street | Portland, ME



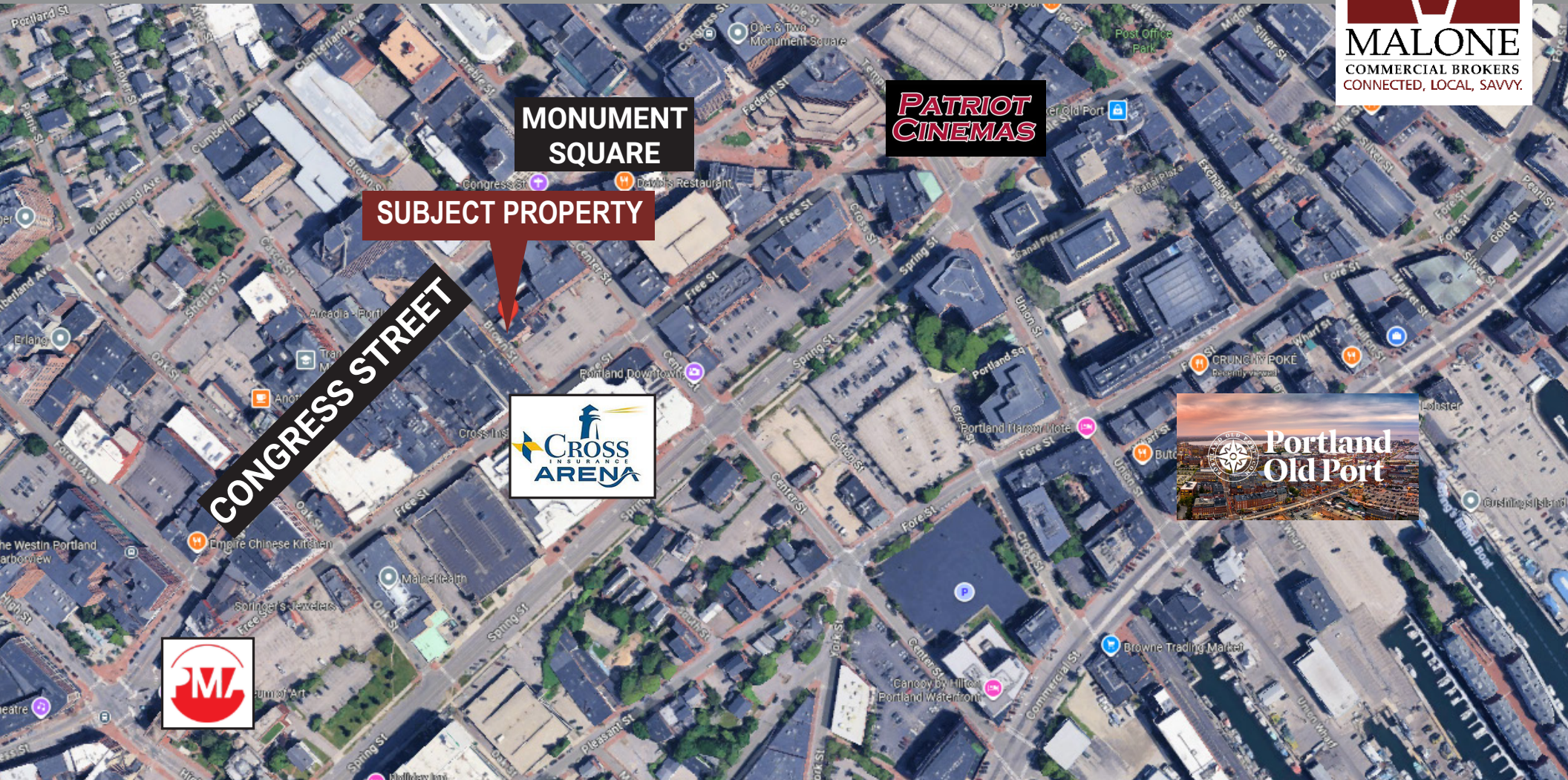
DEMOGRAPHICS

11 Brown Street | Portland, ME



FOR SALE | RESTAURANT CONDO

11 Brown Street | Portland, ME



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.



PETER HARRINGTON

207.772.0088 D

207.318.8888 C

peter@malonecb.com

MALONE COMMERCIAL BROKERS

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 • malonecb.com