



FOR SALE

181 BRACKETT STREET
PORTLAND, ME 04101

- We are pleased to offer this excellent redevelopment opportunity in Portland's West End.
- This 13,020± SF building offers a beautiful brick exterior, retail visibility and high ceilings.
- Recent capital improvements include a new roof, windows and façade upgrades.
- A former office building, there are currently plans in place for 9 residential units and 1 commercial unit.

**SALE PRICE:
\$2,500,000**

PROPERTY HIGHLIGHTS

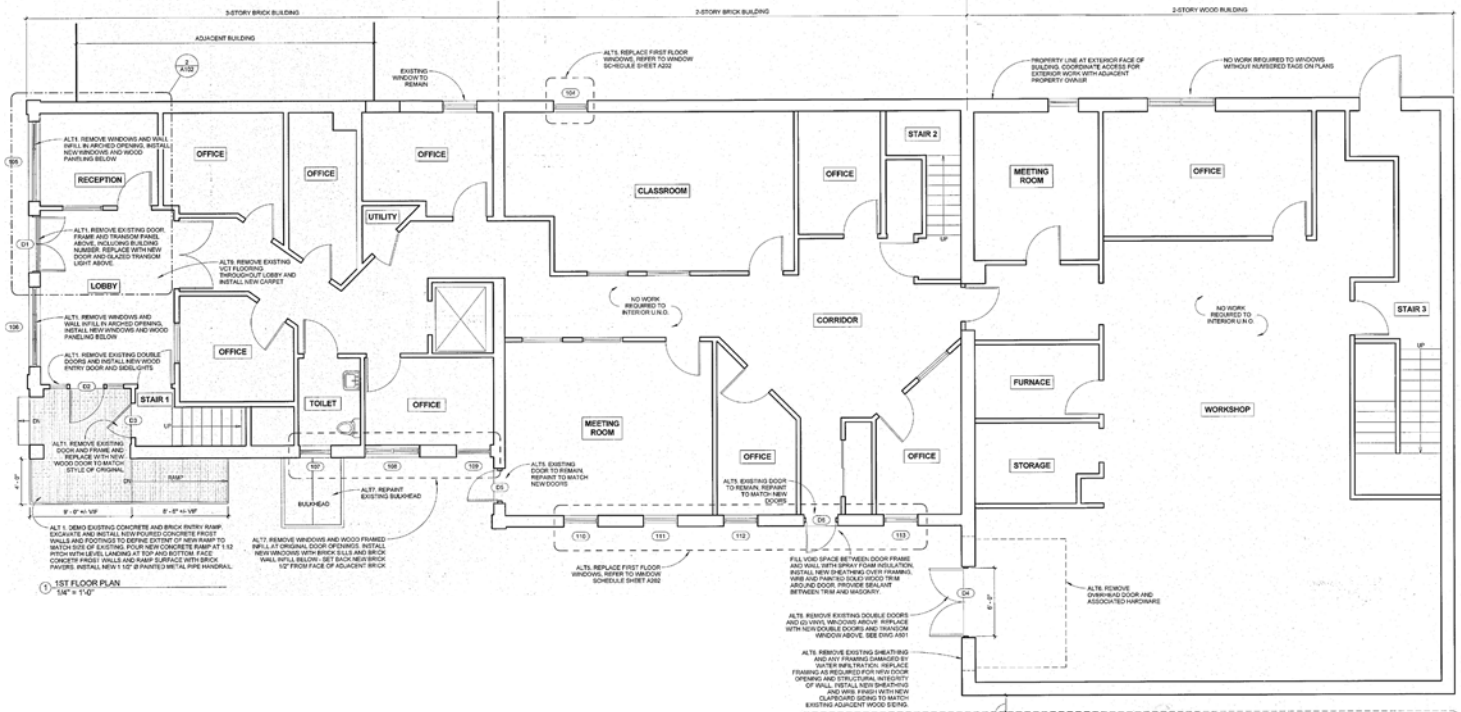
OWNER OF RECORD	181 Brackett LLC
BOOK/PAGE	39904 / 156
ASSESSOR'S REFERENCE	Map 45 / Block E / Lot 38
BUILDING SIZE	13,020± SF
LOT SIZE	0.16± Acres
ZONING	B1
# OF STORIES	Three (3)
YEAR BUILT	1887
UTILITIES	Public Water and Sewer
HEATING	Gas-Fired Forced Hot Water
CONSTRUCTION	Masonry
ELEVATOR	One (1) passenger
SALE PRICE	\$2,500,000

ZONING - NEIGHBORHOOD BUSINESS (B1)

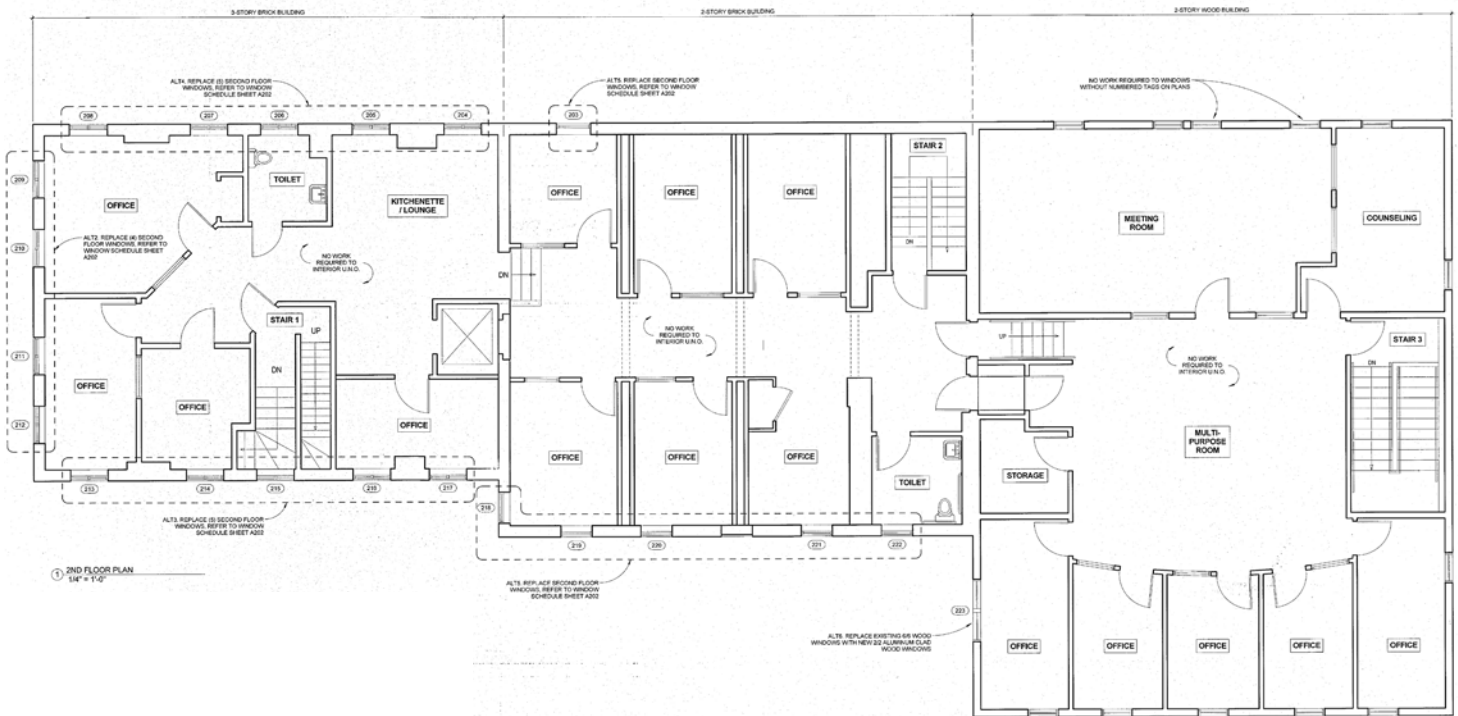
To provide limited areas for the location of small-scale commercial establishments intended to serve a local market. Uses that are complimentary, quiet, and generally do not disturb the comfort and enjoyment of the adjoining neighborhood environment are encouraged, and should be designed for the pedestrian scale and to provide convenient access for nearby residents and workers to walk in to purchase goods and services. Buildings and uses shall be designed with attractive storefronts or similar features, with windows and doors convenient to a public sidewalk. This zone encourages mixed-use buildings, such as commercial first floor with residential uses above or combined retail/office uses in a multi-story structure. **The zone also provides the opportunity for high residential density.** Suitable locations for this zone may include street intersections and arterial streets with existing or proposed traditional neighborhood retail and service uses.



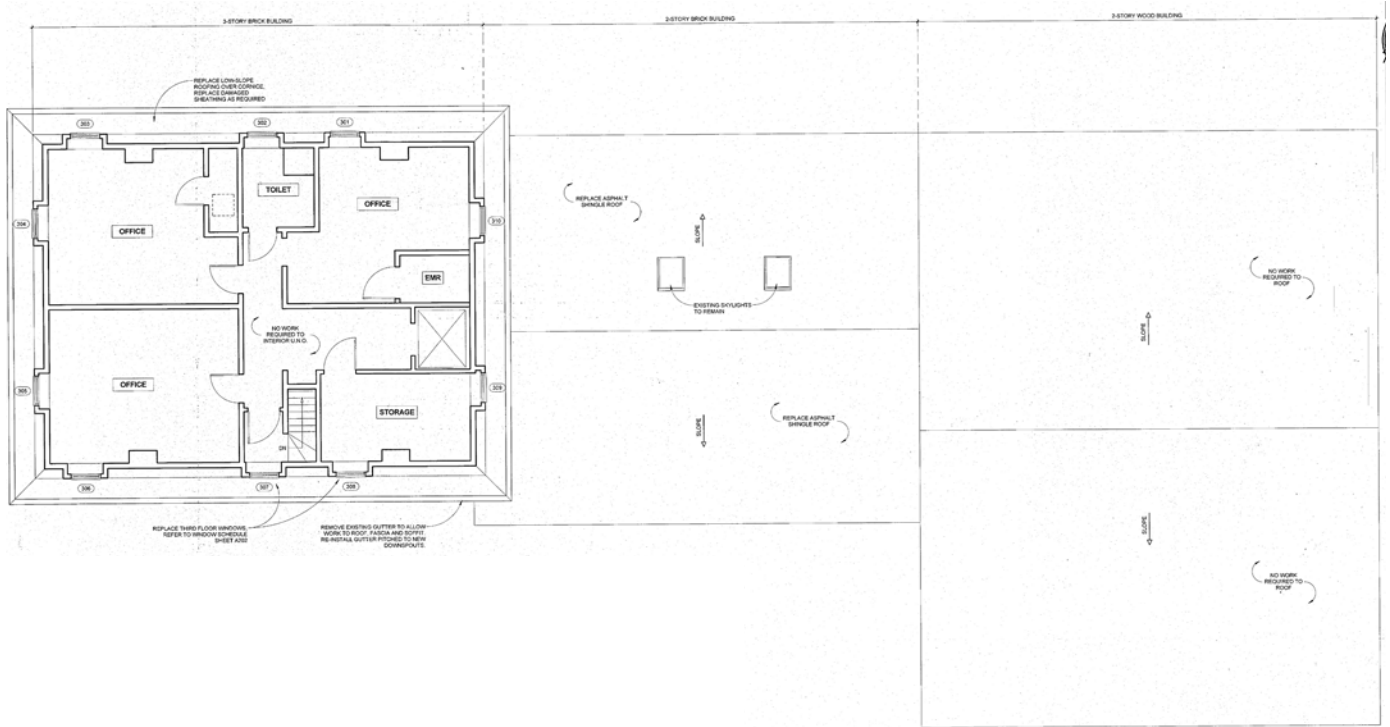
EXISTING FLOOR PLAN - FIRST FLOOR



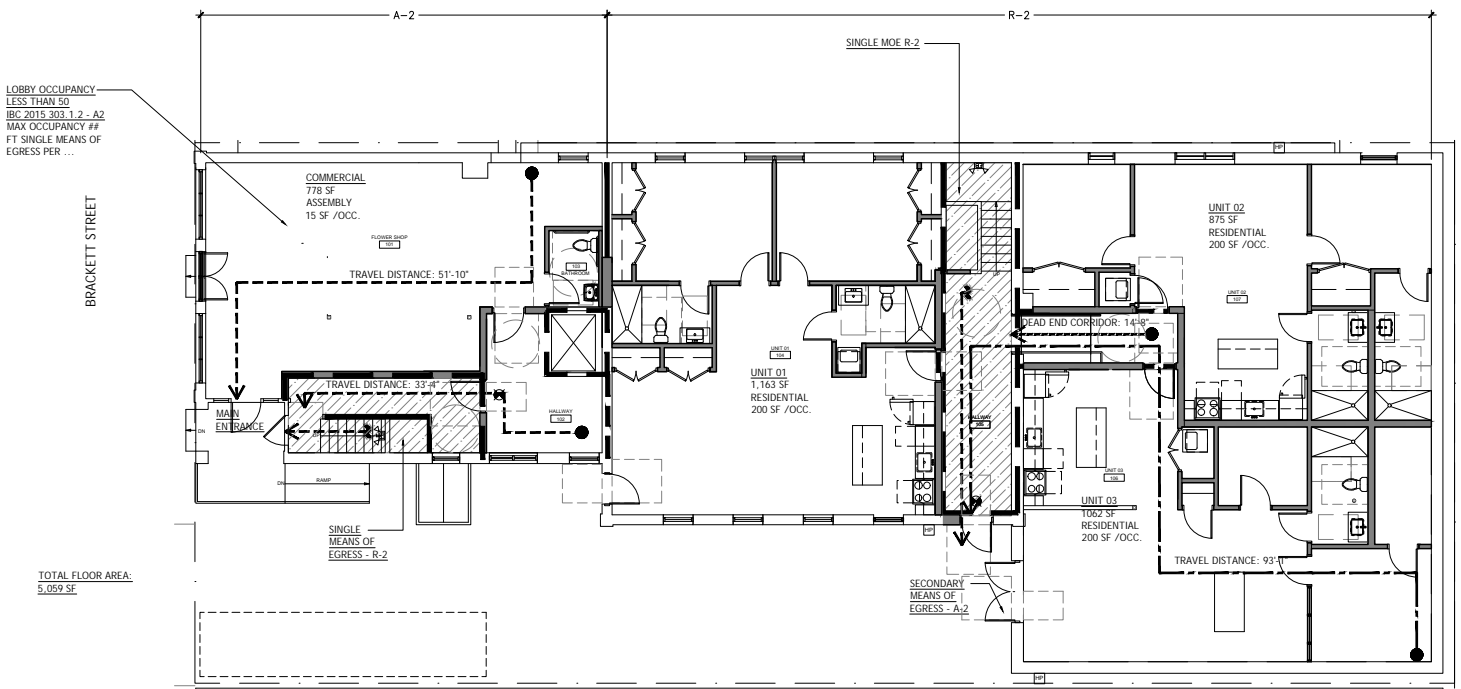
EXISTING FLOOR PLAN - SECOND FLOOR



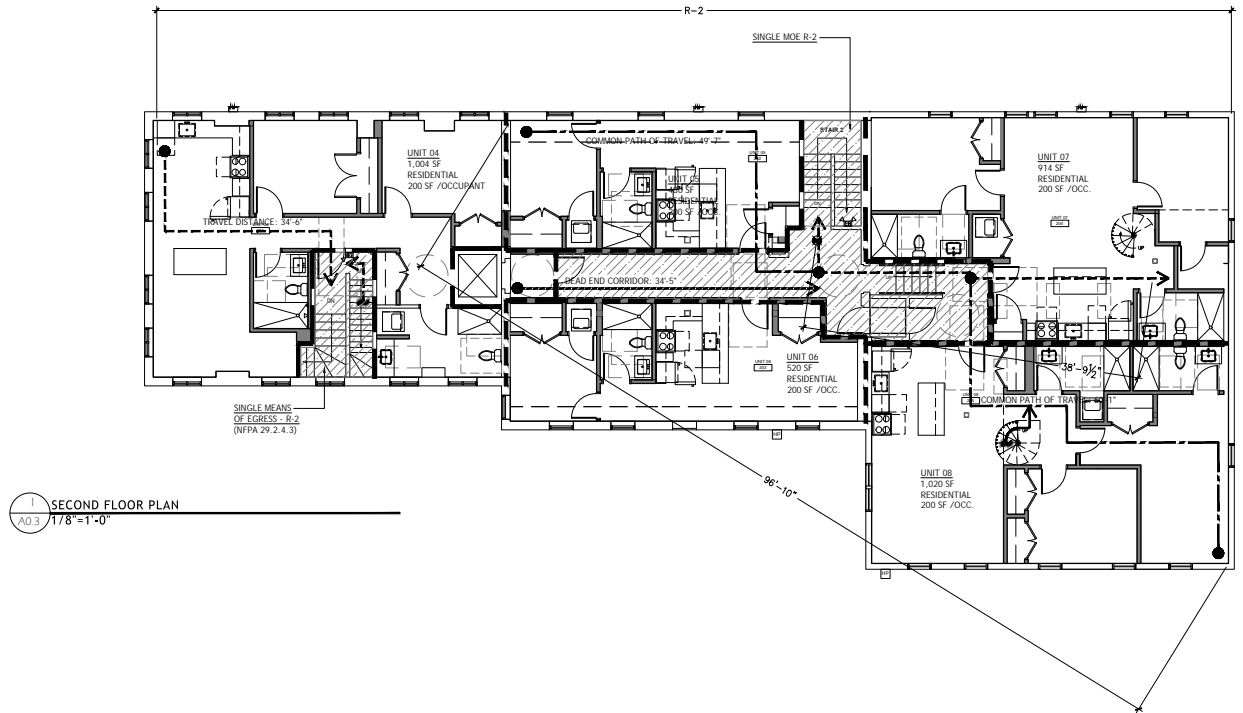
EXISTING FLOOR PLAN - THIRD FLOOR



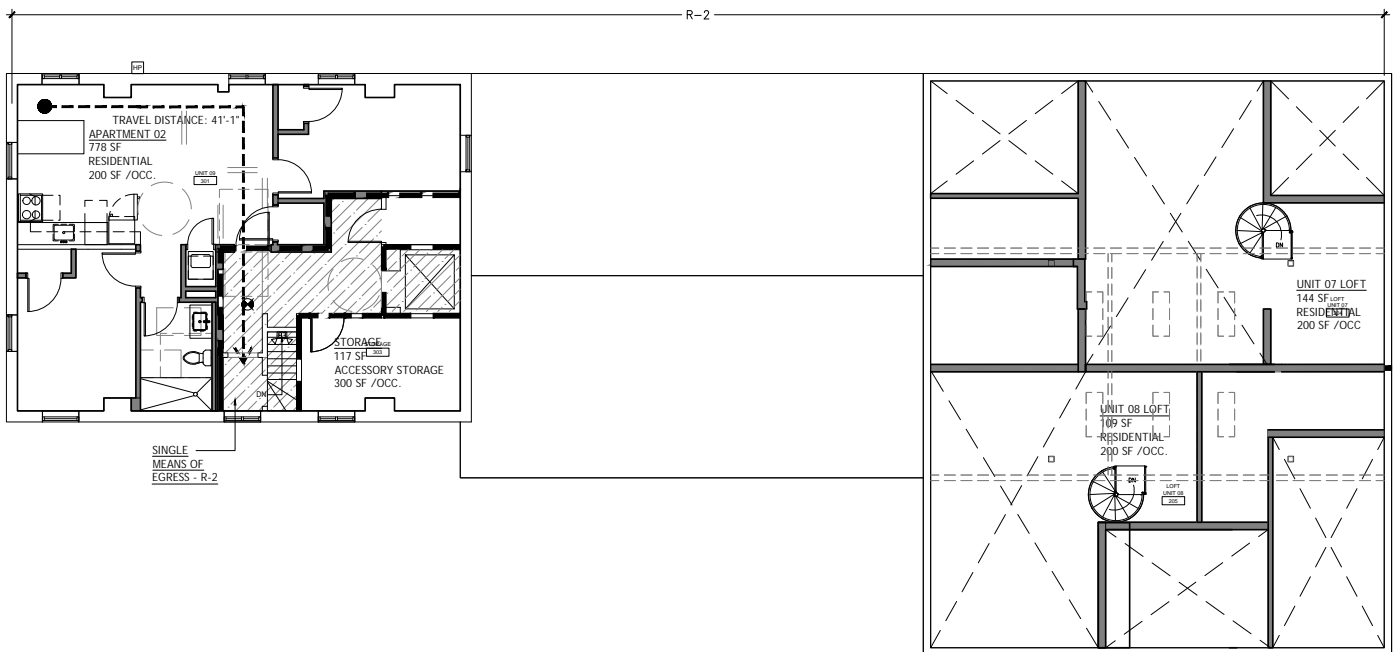
PROPOSED FLOOR PLAN - FIRST FLOOR



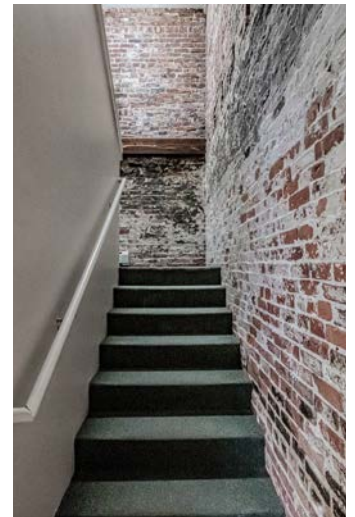
PROPOSED FLOOR PLAN - SECOND FLOOR



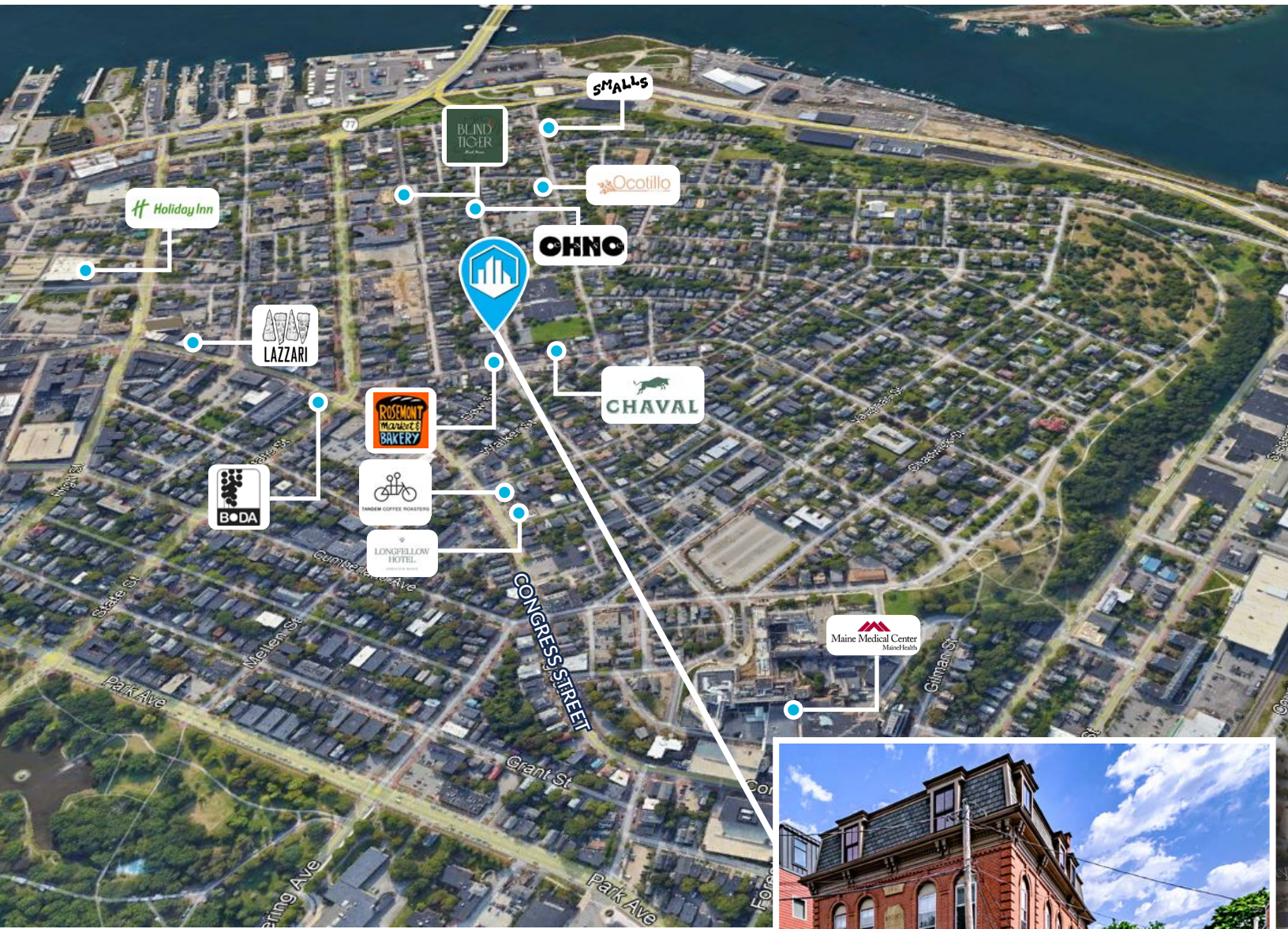
PROPOSED FLOOR PLAN - THIRD FLOOR



PHOTOS



FOR SALE 181 BRACKETT STREET
PORTLAND, ME 04101



CONTACT US



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