

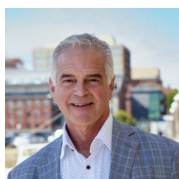
FOR SALE OR LEASE • RETAIL CONDOMINIUM

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
- Subdividable for purchaser



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~~ \$2,900,000
LEASE RATE: \$25.00/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



CONCEPTUAL PHOTOS • AI GENERATED

311 Commercial Street • Portland, ME



FOOD MARKET



BOUTIQUE



CAFE/SHOP



SPECIALTY MARKET



YOGA/WELLNESS



CO-WORKING

ABOUT PORTLAND

311 Commercial Street • Portland, ME



Portland, Maine in the Press



Best Places to Live
in the U.S. 2023
#7 Portland



Best Places to Live U.S. for
Public Safety 2023
#2 Maine

Best Places to Live for
Quality of Life U.S. 2023
#7 Portland



50 Best Places to
Live in the U.S.



Best States to Live 2024
#14 Maine

Best U.S. Small Cities 2024
#18 Portland

TRAVELMAG

The 30 Most Charming
Small Cities in the USA in
2021



America's Best
Towns to Visit 2024
- #4 Portland

TRAVEL+ LEISURE

10 best places to live
on the East Coast in
2023 - #1 Portland

In 2023, an estimated 15.3 million visitors came to Maine, spending \$5.2 billion, contributing to the overall spending of \$9.1 billion in the state. In Greater Portland specifically, tourists spent \$2.7 billion. (Visit Maine) Maine's economy grew 6.2% in 2023 according to Portland Press Herald. Some 151,000 Maine jobs are supported by tourism. Portland has had the greatest recovery from the pandemic among 166 U.S markets rated by STR. (www.str.com) As of April 2022, Portland's occupancy rate jumped to more than 122 percent of what it was in April 2019. (Portland Press Herald)

PORTLAND, MAINE AND THE WORKING WATERFRONT

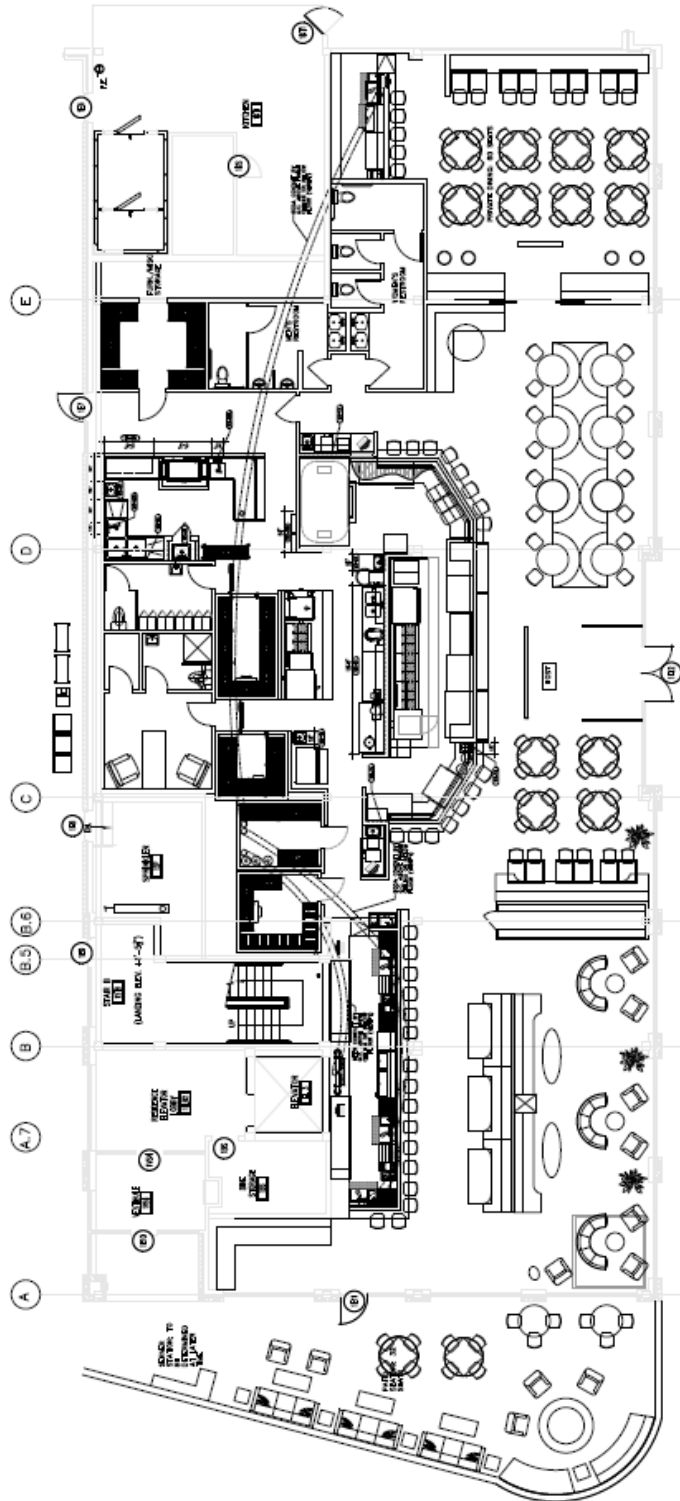
Portland packs a whole lot into its three mile long peninsula. This small city has a world-class dining scene, has become the beer hub of Maine, enjoys a magnificent art museum and has plenty of places to enjoy the scenic rocky coast. The city maintains much of its 19th century architecture and flavor and the character of the trading and fishing settlement it once was when it was established in 1632.

At the heart of Portland's Old Port is the working waterfront, home to fishing and lobstering boats hauling in their catch of the day and just about every other vessel you can imagine from water taxis to tall ships. This makes for a unique blending of past and present as our 18th century brick buildings mix with cutting-edge modern architecture. The cobblestone and brick streets of the Old Port lead visitors down pathways to world-class restaurants, boutiques, bars, and maybe even a speakeasy or two.



FLOOR PLAN

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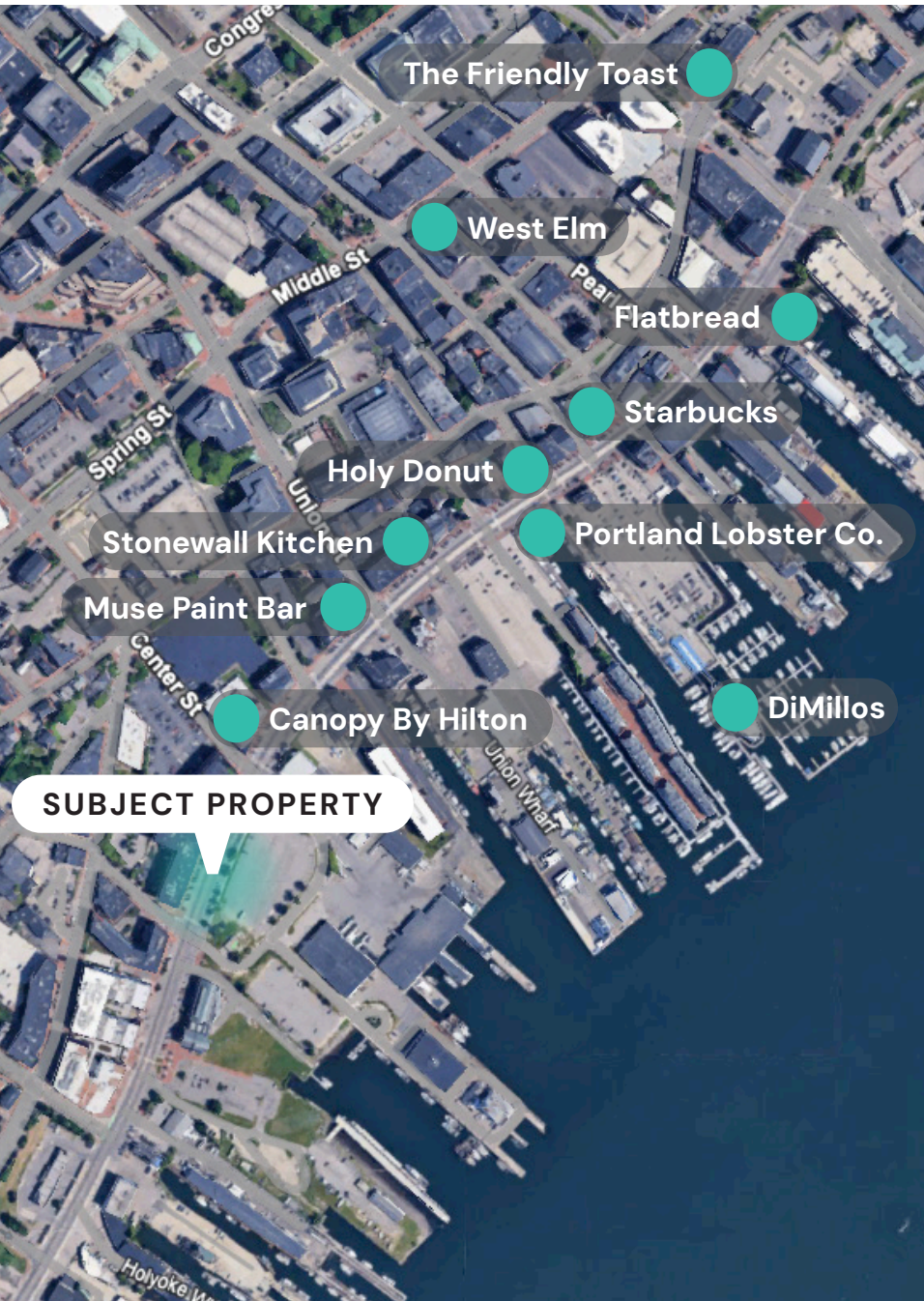
MAPLE STREET

COMMERCIAL STREET



LOCATION MAP

311 Commercial Street • Portland, ME



NEARBY

STAY



DINE



SHOP

west elm



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