# **60 OCEAN STREET**SOUTH PORTLAND, ME 04106



TURNKEY RESTAURANT
Desirable Knightville Location



FOR LEASE **6,006± SF AVAILABLE** \$16.98 PSF NNN

### PROPERTY FEATURES

### RETAIL FOR LEASE

- 6,006± SF restaurant/retail space available for lease
- Situated in the thriving Knightville neighborhood of South Portland known as a destination for dining and shopping
- Formerly occupied by Taco Trio, fully built-out for restaurant or café use
- Ideal for a new or expanding food and beverage business
- Located in one of South Portland's most sought-after commercial districts with high foot and traffic counts
- Utilities, property expenses, and building services not included in lease rate





## PROPERTY INFORMATION

#### RETAIL/ RESTAURANT FOR LEASE

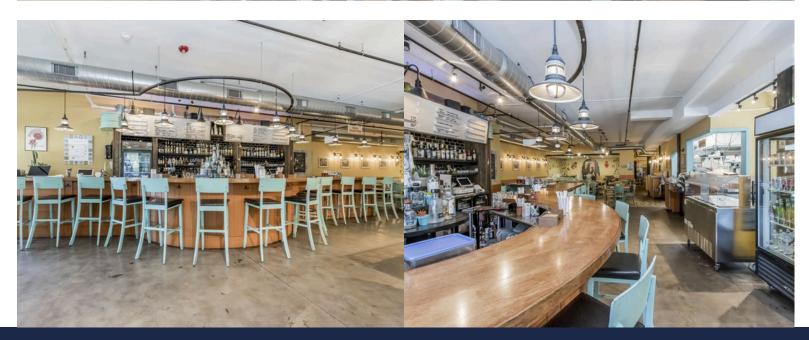
PROPERTY ADDRESS	60 Ocean Street South Portland, ME 04106
PROPERTY TYPE	Retail/Restaurant
BUILDING SIZE	9,640 ± SF
YEAR BUILT	2019
STORIES	2
WATER/SEWER	Public
HEAT	Electric forced hot air
AC	Central
GAS	Natural gas to curb
PARKING	.083/1,000 SF
SF AVAILABLE	6,006± SF
LAYOUT	First Floor Storefront Kitchen Bar/Restaurant
TERM	Negotiable
LEASE RATE	\$16.98 PSF NNN
NNN EXPENSES	\$3.96 PSF (62% of CAM Charges)
BROKER	Thomas Gadbois

#### CONTACT



THOMAS GADBOIS Tom@fobailey.com 207.409.8339 **INTERIOR PHOTOS** 







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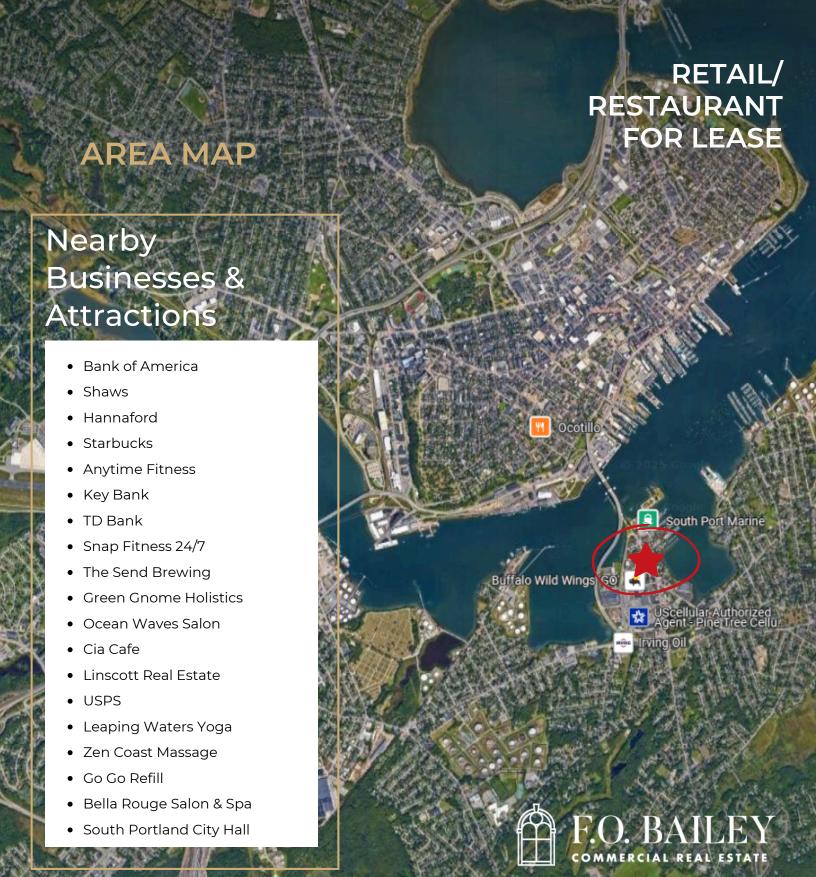
### **INTERIOR PHOTOS**







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