

For Lease  
Retail/Office Space  
4,624± SF | \$12.00/SF NNN



## 130 St. John Street

Portland, Maine

### Property Highlights

- Convenient Portland Peninsula location
- On-site parking
- Includes enclosed outdoor play area.



### Property Description

We are pleased to offer for lease a first floor retail/office space located at 130 St. John Street. The property is conveniently located on the Portland Peninsula with easy access to I-295. Previously the home of Tiny Tails doggy daycare, the location is perfect for a day care center in addition to a number of other possible uses.

#### Broker Contact

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## Property Overview

Owner	J&S Properties, LLC
Building Size	5,215± SF
Available Space	4,624± SF
Floor	First
Zoning	IMB
Year Built	1952
Building Construction	Wood framed
Roof	Rubber
Utilities	Public water & sewer
HVAC	Oil-fired, forced hot air heat
Electrical	100 amp service
Sprinkler System	No
Bathrooms	Three (3)
Parking	Ample, on-site
Traffic Count	10,000± cars/day
Miscellaneous	Kitchenette

**FOR LEASE: \$12.00/SF NNN**  
**Estimated NNN's : \$4.64/SF**

