

# FOR SALE

Historic Property/Mixed-Use

14,358± SF | \$2,175,000



## 15 Chestnut Street Portland, ME

Incredible Opportunity to Own a Historic Landmark Property with Stunning Stained Glass Windows and Gothic Revival Architecture.



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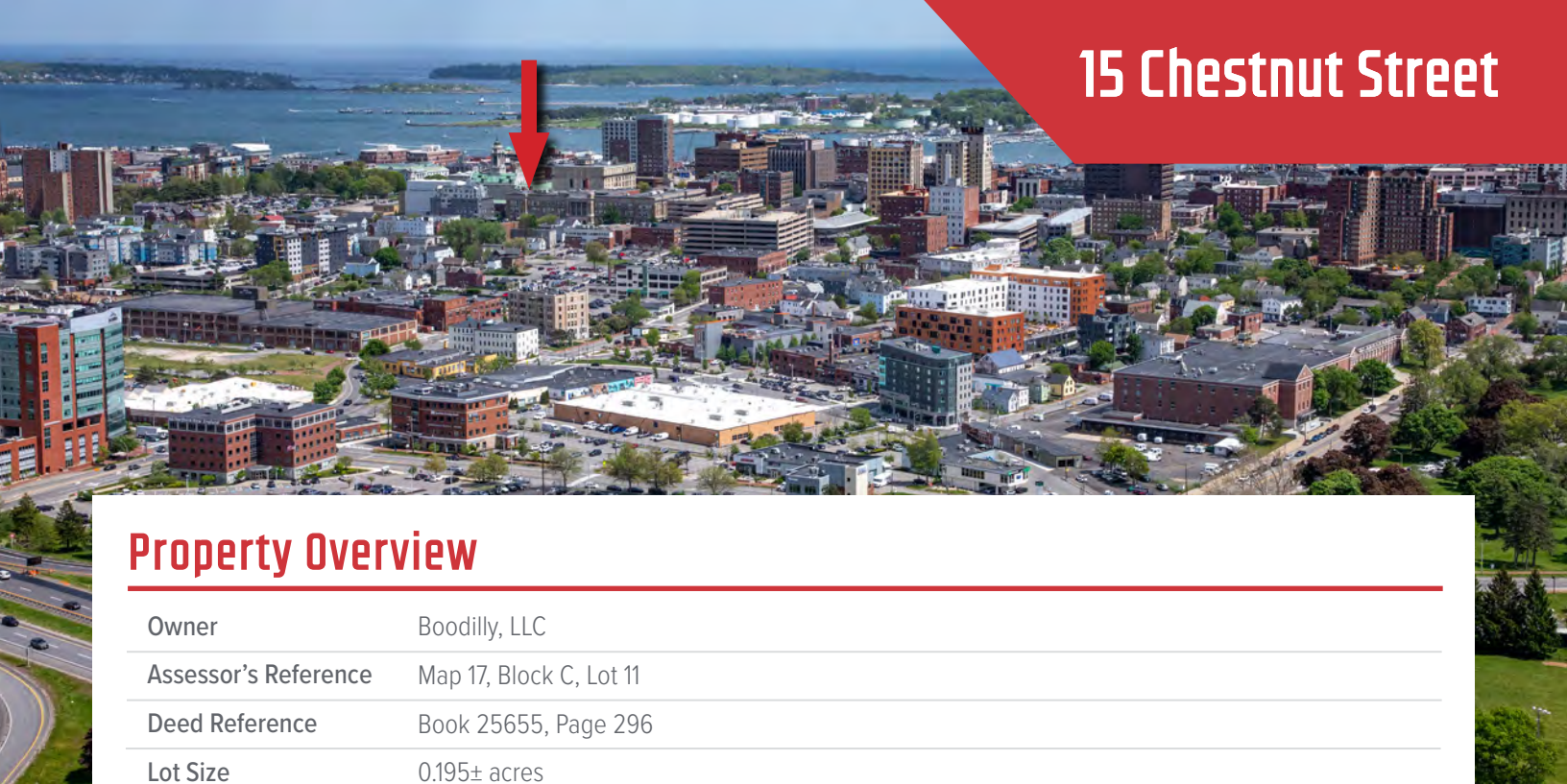
## Property Description

15 Chestnut Street is a 14,358 SF former Church, built in 1836, with incredible Gothic Revival architecture and stunning stained glass windows, exposed beams, restored woodwork, and cathedral ceilings. Most recently, the property was home to the nationally acclaimed Grace Restaurant, and in 2019 Grace became Trine Events at Grace, a full-time private events venue. A historic landmark property, 15 Chestnut Street is an incredible opportunity to own a piece of history on Portland's peninsula. The property qualifies for historic tax credits, and zoning allows for a number of commercial and residential possibilities.

## Historic Landmark | 2009 Preservation Award Winner

Formerly the Chestnut Street Church (1836) the building is one of Portland's few surviving examples of early Gothic Revival architecture. It is also one of the few surviving examples of the work of Charles Alexander, one of the most accomplished local architects of the 1850s and 1860s. The church survived the Great Fire of 1866 while half the city's churches and commercial buildings were destroyed. (read more at [www.portlandlandmarks.org/chestnut-street-church](http://www.portlandlandmarks.org/chestnut-street-church))





15 Chestnut Street

## Property Overview

Owner	Boodilly, LLC
Assessor's Reference	Map 17, Block C, Lot 11
Deed Reference	Book 25655, Page 296
Lot Size	0.195± acres
Building Size	14,358± SF
Stories	Two (2) plus mezzanine
Year Built	1836, fully renovated in 2009
Zoning	B3 & DEOZ overlay
Construction	Brick & stone
Utilities	Municipal water & sewer
HVAC	Heat pump, central A/C
Sprinkler System	Wet system
Assessed Value	Building: \$2,708,600 Land: \$ 296,600 Total: \$3,005,200
Property Taxes	\$43,304.93 (2024)

FOR SALE : \$2,175,000

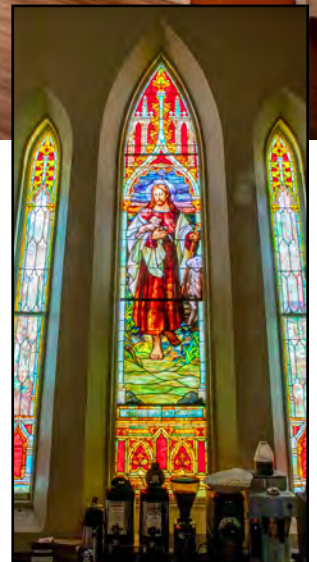
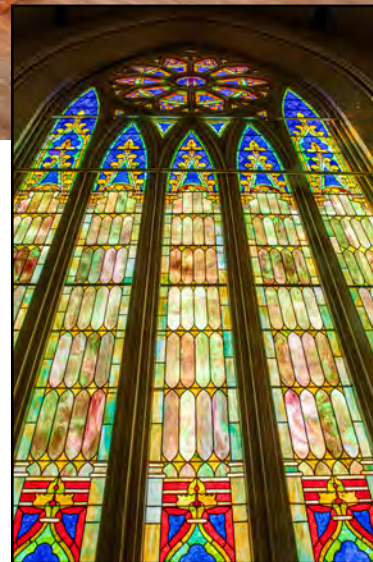




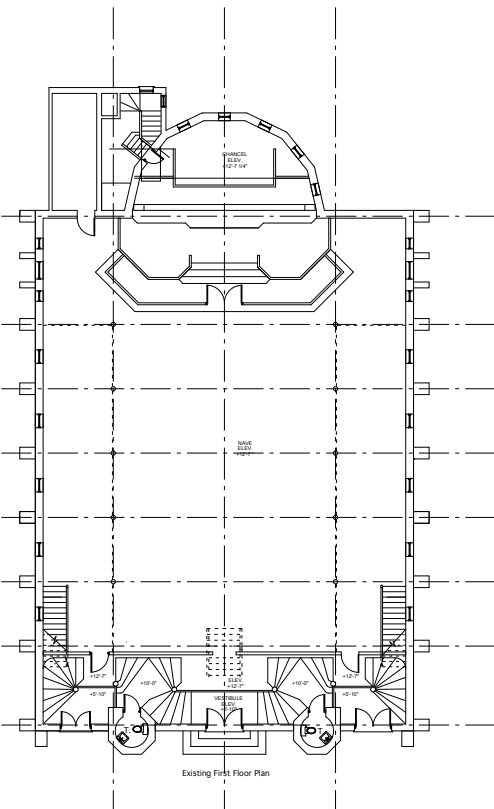
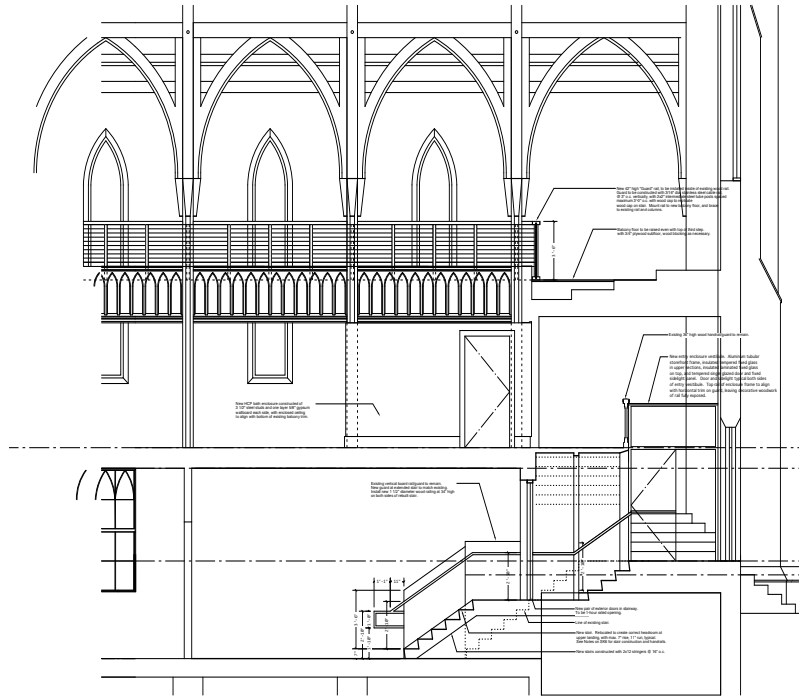
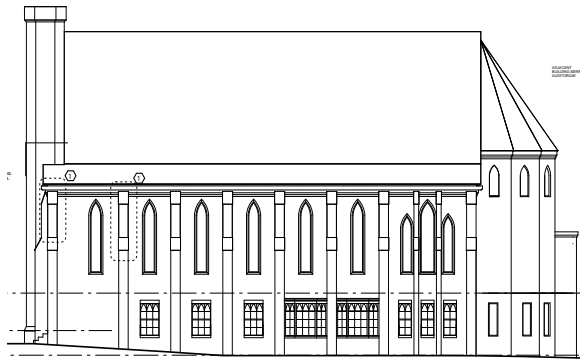
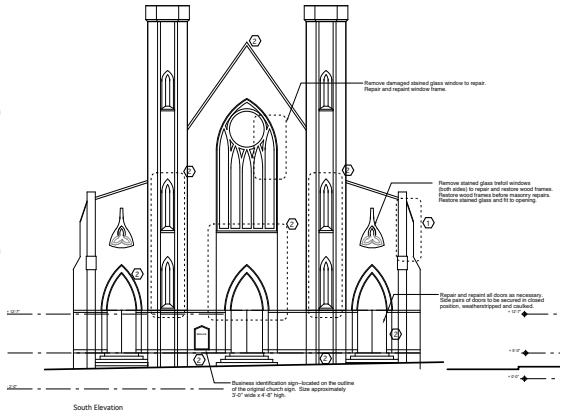


## Highlights

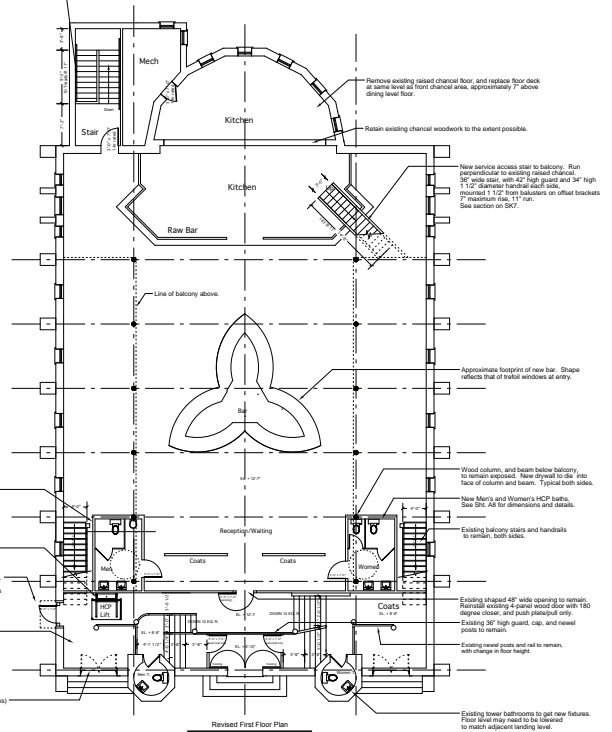
- Includes property, business assets and all FF&E
- Listed on National Register of Historic Places
- Modern amenities and updates while honoring historical and architectural integrity
- Seats 175 plus additional room for events
- 27 historic stained glass windows
- Restored woodwork, exposed beams and cathedral ceilings
- Modern circular bar under chandelier overhang, dining alcoves along walls
- Mezzanine space overlooking bar and restaurant
- Open kitchen with state-of-the-art equipment in former altar location
- Additional event venue in downstairs



## BUILDING PLANS



New wall steel constructed inside existing building shell with new one-hour fire separation walls between stair and interior spaces. 22' typical riser, 10' 0" run. See SKG for details.





## Zoning : B3 & DEOZ Overlay

TABLE 6-C: PERMITTED AND CONDITIONAL USES

	B-3/B-3b/ B-3c <sup>11</sup>
<b>Residential</b>	Single-family dwellings ●
	Two-family dwellings ●
	Multi-family dwellings ●
	Congregate care facilities ●
	Handicapped family units ●
	Combined living/working spaces ●
	Lodging houses ●
	Clinics ●
	Cultural facilities ●
	Elementary, middle, and secondary schools ●
<b>Institutional</b>	Emergency shelters ○
	Governmental uses ●
	Intermediate care facilities ●
	Long-term and extended care facilities ●
	Places of assembly (< 10,000 SF) ●
	Places of assembly (> 10,000 SF) ●
	Preschool facilities ●
	Post-secondary schools ●
	Adult business establishments ● <sup>3</sup>
	Auto, boat, and related dealerships ●
<b>Commercial/Service</b>	Auto service stations ●
	Bars ● <sup>5</sup>
	Bed and breakfasts ●
	Exhibition, meeting, and convention halls ●
	Funeral homes ●
	General offices (<5,000 SF) ●
	General offices (>5,000 SF) ●
	General services (<5,000 SF) ●
	General services (>5,000 SF) ●
	Hostels ●
<b>Commercial/Service</b>	Hotels ●
	Marijuana retail store ●
	Recreation and amusement centers ●
	Registered marijuana dispensary ●
	Restaurants ●
	Retail (< 5,000 SF) ●
	Retail (5,000 – 25,000 SF) ●

TABLE 6-C (CONT.): PERMITTED AND CONDITIONAL USES IN MIXED USE ZONES

	B-3/B-3b/ B-3c <sup>11</sup>
<b>Industrial</b>	Retail (>25,000 SF) ●
	Small-scale marijuana caregiver ●
	Theaters and performance halls ●
	Veterinary services ●
	Communication studios ●
	Dairies ●
	High-tech manufacturing ●
	Intermodal transportation facilities ●
	Laboratory and research facilities ●
	Low-impact industrial (<10,000 SF) ○
<b>Industrial</b>	Low-impact industrial (>10,000 SF) ○
	Marijuana testing facilities ●
	Marijuana manufacturing facilities ●
	Marijuana cultivation facilities (<7,000 SF plant canopy) ●
	Printing and publishing ●
	Repair services ●
	Studios for artists and craftspeople ●
	Tow lots ●
	Warehousing, storage, and distribution ○ <sup>10</sup>
	Marine uses ●
<b>Other</b>	Correctional pre-release facilities ●
	Off-street parking ●/○ <sup>12</sup>
	Parks and open spaces ●
	Solar energy system (minor) ●
	Solar energy system (major) ●
	Utility substations ○
	Wind energy system (minor) ○

<sup>1</sup> Permitted if permitted in the adjacent or nearest residential zone. In other cases, permitted if located above first floor commercial, or on first floor where a minimum depth of 25 ft. along the principal frontage is maintained for commercial use.

<sup>2</sup> Permitted on the ground floor only in the B-1b zone.

<sup>3</sup> Permitted in the B-2 and B-3 zones only.

<sup>4</sup> Permitted as a conditional use in the B-2 only. Expansion of auto service stations in existence as of 11/15/99 permitted as a conditional use in the B-2b and B-2c zones.

<sup>5</sup> Not permitted in the B-2c and B-3c zones.

<sup>6</sup> Permitted in the B-2 zone. Conditional in the B-2b and B-2c.

<sup>7</sup> Permitted only if an expansion of an existing dairy.

<sup>8</sup> Permitted with a retail component only. Low-impact industrial uses greater than 10,000 SF are permitted in the B-2 only.

<sup>9</sup> Printing and publishing of 10,000 SF or less, or expansion of printing and publishing establishments greater than 10,000 SF in existence as of 4/4/88, shall be treated as a conditional use.

<sup>10</sup> Permitted in the B-3/B-2b/B-2c as a conditional use if 10,000 SF or less. Self-storage permitted in the B-4 zone. Self-storage permitted as a conditional use in the B-5 zone (on-peninsula locations only) in buildings existing as of 12/16/15. Self-storage permitted as a conditional use in the B-3 zone in buildings existing as of 1/1/1995; the area of the building dedicated to self-storage shall not exceed 30% of the total building area and may not be located directly adjacent to or facing a public right-of-way. Self-storage not permitted in the B-3/B-2b/B-2c, B-6, and B-7 zones.

<sup>11</sup> See PAD Overlay for additional use regulations.

<sup>12</sup> Structured parking shall be permitted. Surface parking shall be treated as a conditional use.

<sup>13</sup> Hotels shall be limited to no more than 150 rooms.

<sup>14</sup> Wholesale is allowed as conditional use, providing the wholesale operation is associated with an onsite retail establishment and occupies less than 15,000 SF.

CITY OF PORTLAND LAND USE CODE | 6-5

### 8.2 DOWNTOWN ENTERTAINMENT OVERLAY

#### 8.2.1 Purpose

The purpose of the Downtown Entertainment Overlay Zone is to regulate the location of businesses with entertainment licenses in order to maintain and improve public safety and the quality of life of Portland residents by preventing an over-concentration of businesses with entertainment licenses, particularly those which also have liquor licenses, and the public safety problems that have and will be experienced when too many of these businesses are located too close to each other. These problems include large late-night crowds within which fights and assaults, disorderly conduct

and other breaches of the peace occur and that are difficult to effectively police and that expose not only innocent bystanders but also police officers to danger and personal injury.

#### 8.2.2 Applicability

For the purposes of this section, the Downtown Entertainment Overlay Zone includes and is defined by the boundaries of the following zones as shown on the Downtown Entertainment Overlay Zone map: the B-3, B-3c, and WCZ zones. Any property that lies partly within the Downtown Entertainment Overlay Zone shall be subject to the regulations of the overlay.

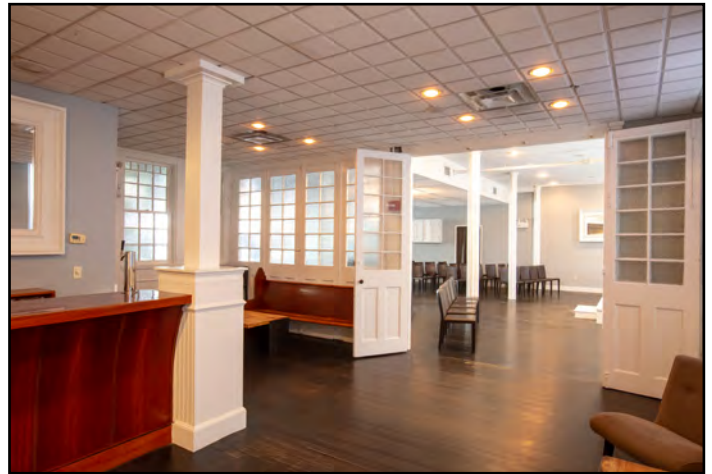
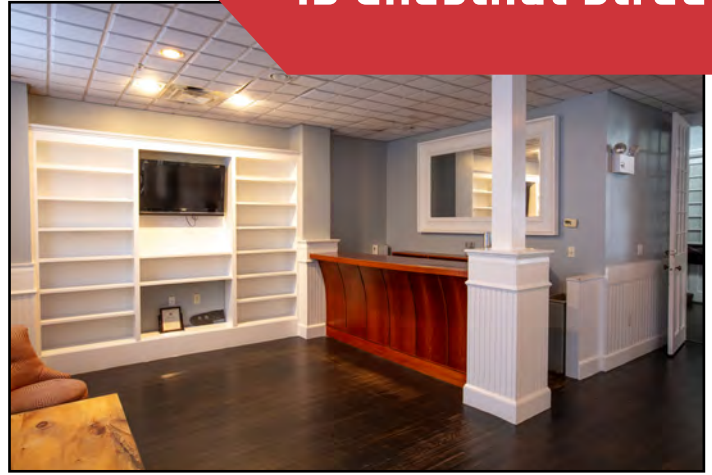
#### 8.2.3 Dispersal requirement

A business with an entertainment license as required or authorized by Chapter 4, Section 4-51(a) of the City of Portland Code of Ordinances within the Downtown Entertainment Overlay Zone may not be located within 100 feet of another business with an entertainment license, as measured along or across public ways from the main entrance or entrances of each.

#### 8.2.4 Exemption

A. A business with an entertainment license located in the Downtown Entertainment Overlay Zone on or before January 3, 2006

shall not have to comply with the requirements of this section and if located within 100 feet of another licensee shall be considered a nonconforming use controlled by Article 4. Such a business is considered an entertainment business for the purpose of calculating dispersion requirements under Subsection 8.2.3 for a new or relocating entertainment business in the Downtown Entertainment Overlay Zone.



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



Dept. of Professional & Financial Regulation  
Office of Professional & Occupational Regulation  
**MAINE REAL ESTATE COMMISSION**

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### ***Right Now You Are A Customer***

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

### ***You May Become A Client***

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition** to the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

### **COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW**

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

### **WHAT IS A DISCLOSED DUAL AGENT?**

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

### ***Remember!***

***Unless you enter into a written agreement for agency representation, you are a customer—not a client.***

### **THIS IS NOT A CONTRACT**

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

*To Be Completed By Licensee*

This form was presented on (date) \_\_\_\_\_

To \_\_\_\_\_  
Name of Buyer(s) or Seller(s)

by \_\_\_\_\_  
Licensee's Name

on behalf of \_\_\_\_\_  
Company/Agency

MREC Form#3 Revised 07/2006  
Office Title Changed 09/2011

*To check on the license status of the real estate brokerage company or affiliated licensee go to [www.maine.gov/professionallicensing](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.*