

For Sale
Retail/Residential
\$2,200,000



Rare Old Port Investment Opportunity

446 Fore Street
Portland, ME 04101

Property Highlights

- Prominently situated in the heart of Portland's Old Port
- Prime redevelopment opportunity
- Excellent candidate for historic tax credits

Property Description

Rare five story, mixed-use building for sale in the heart of Portland's Old Port. 446 Fore Street consists of ground level retail space with 4, 1,800± SF apartments on the upper floors. This highly visible property has ideal frontage on Fore, Union and Wharf Streets in downtown Portland's restaurant/ bar district. Excellent opportunity for redevelopment to 8, apartment units and 2 retail units. Financial are available upon request.

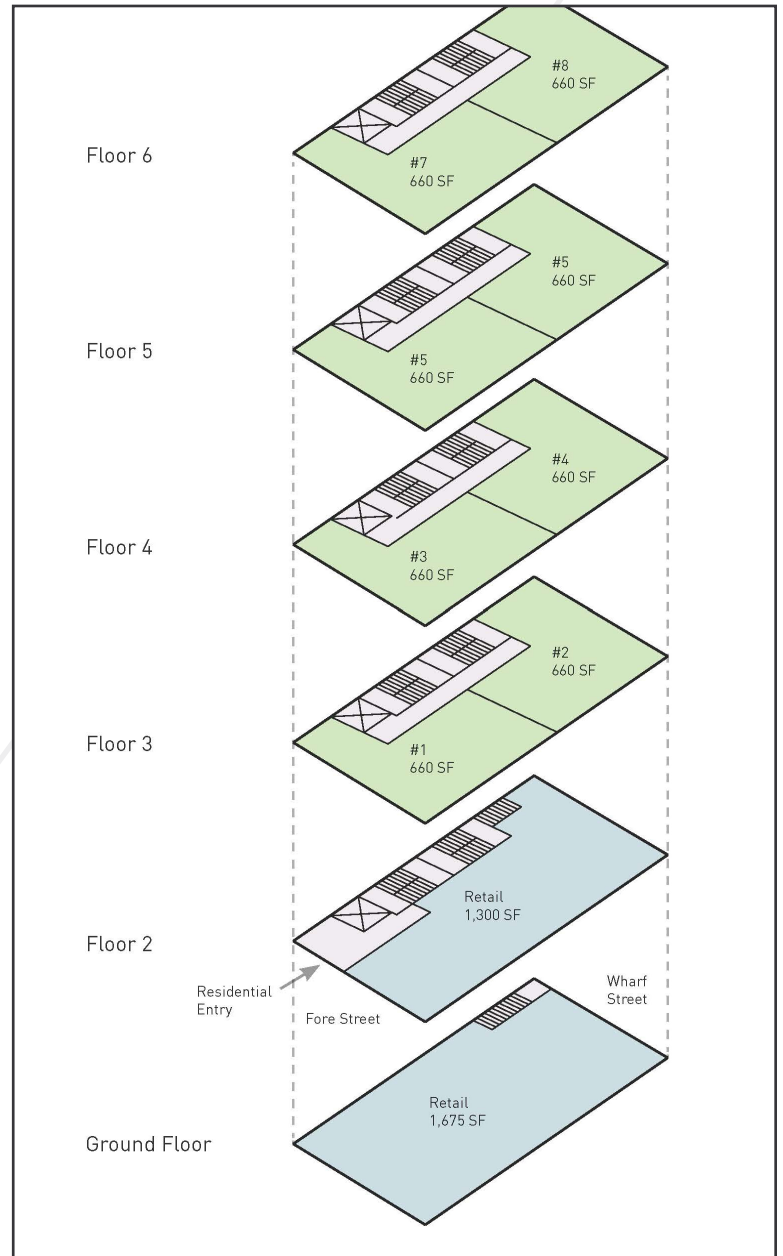


Broker Contact

Frank O'Connor
207.773.7100
foconnor@dunhamgroup.com

Redevelopment Scenario

The property currently consists of 4 residential units and one retail/commercial unit. Under the proposed redevelopment scheme referenced above, the number of residential units would increase to a total of 8 units and an additional retail unit would be constructed on the ground floor Wharf Street side of the property.



Property Overview

Owner	Fore Street Partners, LLC
Property Use	Retail/Residential
Assessor's Reference	Map 32, block R, lot 8
Deed Reference	Book 33761, page 112
Real Estate Taxes	\$21,660.84 (2016 - 2017)
Site Size	0.0434 acres
Zoning	Downtown Entertainment Overlay (B-3)
Building Size	11,000± SF
Building Age	Early 1900s
Number of Floors	Five (5)
Construction	Brick and masonry
Roof	Rubber Membrane
Utilities	Municipal water and sewer
Parking	Available in local garages and on street
Financials	Available upon request

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