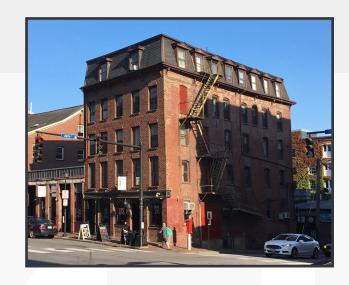


446 Fore Street & 53 Wharf Street

Portland, ME 04101

Property Highlights

- Old Port's busiest corner
- Two prime retail locations in Portland's Old Port
- Located on first floor on Fore Street & Wharf Street



Property Description

We are pleased to offer 1,800 \pm SF of retail space located at 446 Fore Street and 1,600 \pm SF of retail space located at 53 Wharf Street in Portland. The suites can be combined for a total of 3,400 \pm SF.

Broker Contact

Frank O'Connor

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Property Overview

Owner	Orange Crush, LLC
Assessor's Reference	Map 32, block R, lot 8
Building Size	8,800± SF
Space Available	1,800± SF - Fore Street 1,600± SF - Wharf Street Can be combined for total of 3,400± SF
Site Size	0.0434 acres
Zoning	Downtown Entertainment Overlay (B-3)
Building Age	Early 1900s
Construction	Brick and masonry
Roof	Rubber Membrane
Utilities	Municipal water and sewer
Parking	Available in local garages and on street

FORE STREET: \$40/SF Modified Gross WHARF STREET: \$30/SF Modified Gross

