

FOR LEASE

Retail Space

1,619± SF | \$23.00/SF NNN



785 Congress Street, Portland

Property Highlights

- *Turn-key Retail Space*
- *Excellent Downtown Location*
- *Tenant Parking Available*

Property Description

We are pleased to present a prime, turn-key retail space available for lease at 785 Congress Street. This 1,619± SF space offers open updated space and benefits from flexible zoning, accommodating a wide range of potential uses. Ideally located near popular Portland destinations such as Longfellow Hotel, Bramhall, Tandem Coffee, and Wayside Tavern.



Joe Atwood

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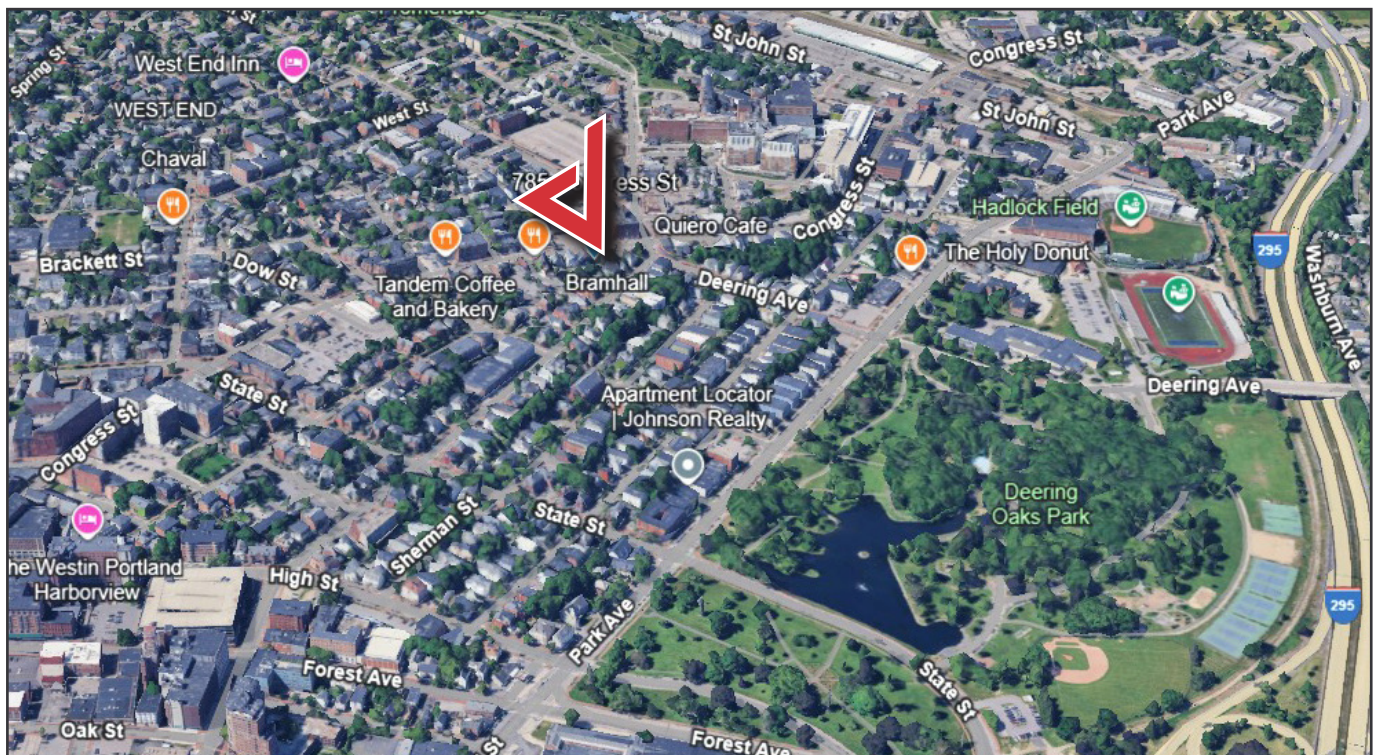
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Property Overview

Owner	43 Elmwood, LLC
Assessor's Reference	Map 47, Block A, Lot 14
Building Size	6,982± SF
Available Space	1,619± SF - Street Level Retail
Zoning	B-2b (Community Business)
Year Built	1902
Utilities	Public water and sewer
Building Construction	Brick/block
HVAC	Hot water/steam

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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.

TABLE 6-C: PERMITTED AND CONDITIONAL USES IN MIXED-USE ZONES

	B-1	B-2	B-2b	B-3 ¹	B-4	B-5	B-6	Standards
Residential	Two-family dwellings	●	●	●	●	●	●	
	Three-family dwellings	●	●	●	●	●	●	
	Four-family dwellings	●	●	●	●	●	●	
	Townhouse dwellings	●	●	●	●	●	●	6.4.13
	Multi-family dwellings	●	●	●	●	●	●	6.4.12
	Live/work dwellings	●	●	●	●	●	●	
	Lodging houses	●	●	●	●	●	●	6.4.21
	Child care centers + small child care facilities	●	●	●	●	●	●	6.4.9
	Clinics	●	●	●	●	●	●	
	Cultural facilities	●	●	●	●	●	●	
Institutional	Elementary, middle, and secondary schools	●	●	●		●	●	
	Emergency shelters			○	○	○		6.4.14
	Governmental uses	●	●	●	●	●		
	Places of assembly	●	●	●	●	●	●	6.4.30
	Post-secondary schools		●	●	●	●	●	6.4.31
	Residential care facilities (small)	●	●	●	●	●	●	
	Residential care facilities (large)		●	●	●	●	●	6.4.35
	Adult business establishments			●				6.4.2
	Auto, boat, and related dealerships		○		●			
	Auto service stations		○	○	●			6.4.5
Commercial / Service	Bars		●	●	●	●	●	6.4.6
	Bed and breakfasts	●	●	●	●			6.4.7, 6.4.10
	Exhibition, meeting, and convention halls			●	●	●	○	
	Funeral homes		●	●	●			
	General offices	●	●	●	●	●	●	
	General services	●	●	●	●	●	●	6.4.15, 6.4.10
	Greenhouses/nurseries (retail)		○	○	○			
	Hostels	●		●		●		6.4.18, 6.4.10
	Hotels		●	●	●	●	●	6.4.19
	Intermodal transportation facilities		●	●	●	●	●	
Commercial/Service	Marijuana retail stores		●	●	●			6.4.23
	Market gardens	●	●	●	●	●	●	6.4.25, 6.4.10
	Recreation and amusement centers		●	●	●	●		
	Registered marijuana dispensaries		●	●	●			6.4.23
	Restaurants	●	●	●	●	●	●	6.4.34, 6.4.10
	Retail	●	●	●	●	●	●	6.4.36, 6.4.10
	Small-scale marijuana caregivers		●	●	●			6.4.23
	Specialty food service	●	●	●	●	●	●	6.4.10
	Theaters and performance halls		●	●	●	●	●	
	Veterinary services		●	●	●			
Industrial	Animal-related services				●			
	Communication studios		●	●	●	●	●	
	Dairies		●	●	●			6.4.11
	Impound lots				●			6.4.20
	Laboratory and research facilities		○	○	○	●	○	
	Low-impact industrial	●	●	●	●	●	●	6.4.22
	Marijuana manufacturing facilities				●			
	Marijuana testing facilities				●			6.4.23
	Printing and publishing			●	●	●	●	6.4.32
	Self-storage facilities				●			6.4.37
Other	Studios for artists and craftspeople	●	●	●	●	●	●	
	Warehousing and distribution facilities				●			6.4.40
	Marine uses					●	●	6.4.24
	Off-street parking			●/○		●	○	6.4.27
	Parks and open spaces	●	●	●	●	●	●	
	Social service centers		○	○	○	○	○	
	Solar energy systems (minor)	●	●	●	●	●	●	
	Solar energy systems (major)				○			6.4.38
	Utility substations	●	●	●	●	●	●	6.4.39
	Wind energy systems (minor)		○	○	○	○	○	6.4.41

Key: ● = permitted | ○ = conditional | Blank = not permitted | ●/○ = permitted or conditional per use standards

¹ Uses within the B-3 zone may be subject to the standards of the Pedestrian Activities District (PAD) Overlay found in Section 8.5 of this Code.