

FOR SALE



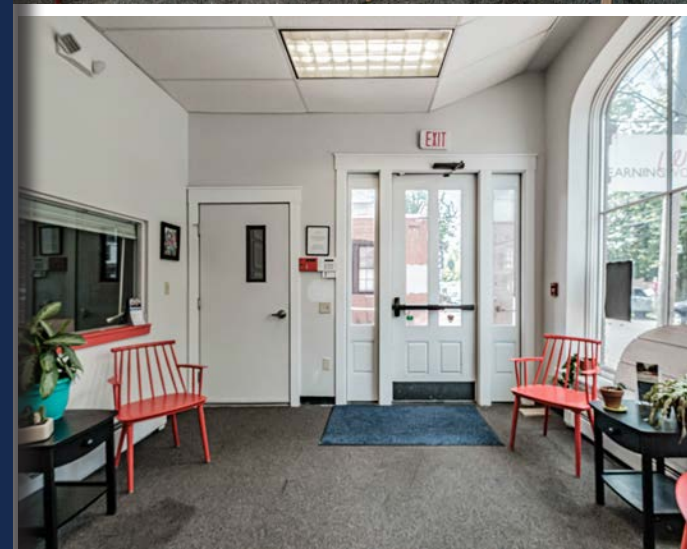
WEST END MULTI-FAMILY REDEVELOPMENT
181 BRACKETT STREET, PORTLAND, ME 04101



PROPERTY HIGHLIGHTS

We are pleased to offer this excellent redevelopment opportunity in Portland's West End.

- This 13,020± SF building offers a beautiful brick exterior, retail visibility and high ceilings.
- Recent capital improvements include a new roof, windows and façade upgrades.
- A former office building, sale includes transfer of pending approvals and a full set of plans for nine (9) apartment units and one (1) commercial unit.
- **Sale Price: \$1,875,000**



PROPERTY DETAILS

OWNER	181 Brackett, LLC
BOOK & PAGE	39904 / 156
ASSESSOR'S REFERENCE	Map 45 / Block E / Lot 38
BUILDING SIZE	13.020± SF
NO. OF STORIES	Three (3)
LOT SIZE	0.16± Acres
ZONING	B1 - Neighborhood Business
YEAR BUILT	1887
UTILITIES	Public water/sewer
HEATING	Gas-fired forced hot water
CONSTRUCTION	Masonry
ELEVATOR	One (1) passenger
AREA BUSINESSES & AMENITIES	Rosemont Market & Bakery, Maine Medical Center, Blind Tiger Portland, Chocolats Passion, Chaval, Boda, Tandem Coffee and Bakery, Lazzari, Novel, Quiero Café, State Theatre, Portland Museum of Art, & more
SALE PRICE	\$1,875,000



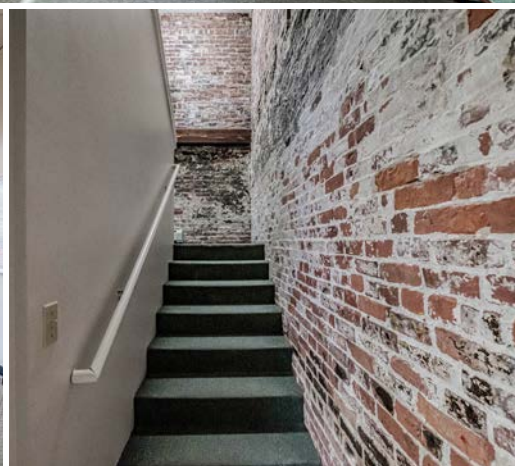


ZONING - NEIGHBORHOOD BUSINESS (B1)

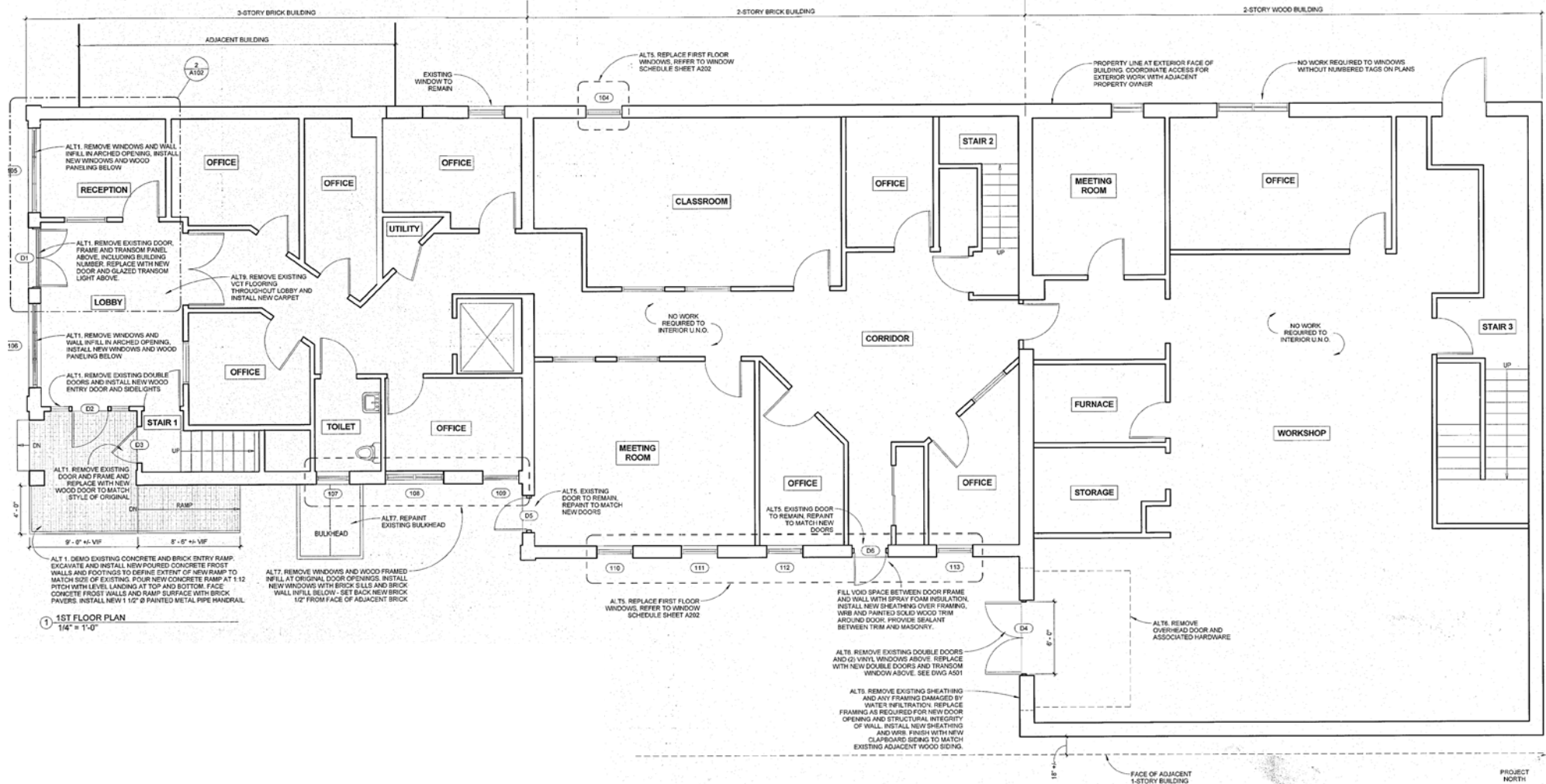
To provide limited areas for the location of small-scale commercial establishments intended to serve a local market. Uses that are complimentary, quiet, and generally do not disturb the comfort and enjoyment of the adjoining neighborhood environment are encouraged, and should be designed for the pedestrian scale and to provide convenient access for nearby residents and workers to walk in to purchase goods and services. Buildings and uses shall be designed with attractive storefronts or similar features, with windows and doors convenient to a public sidewalk. This zone encourages mixed-use buildings, such as commercial first floor with residential uses above or combined retail/office uses in a multi-story structure. The zone also provides the opportunity for high residential density. Suitable locations for this zone may include street intersections and arterial streets with existing or proposed traditional neighborhood retail and service uses.



PROPERTY PHOTOS



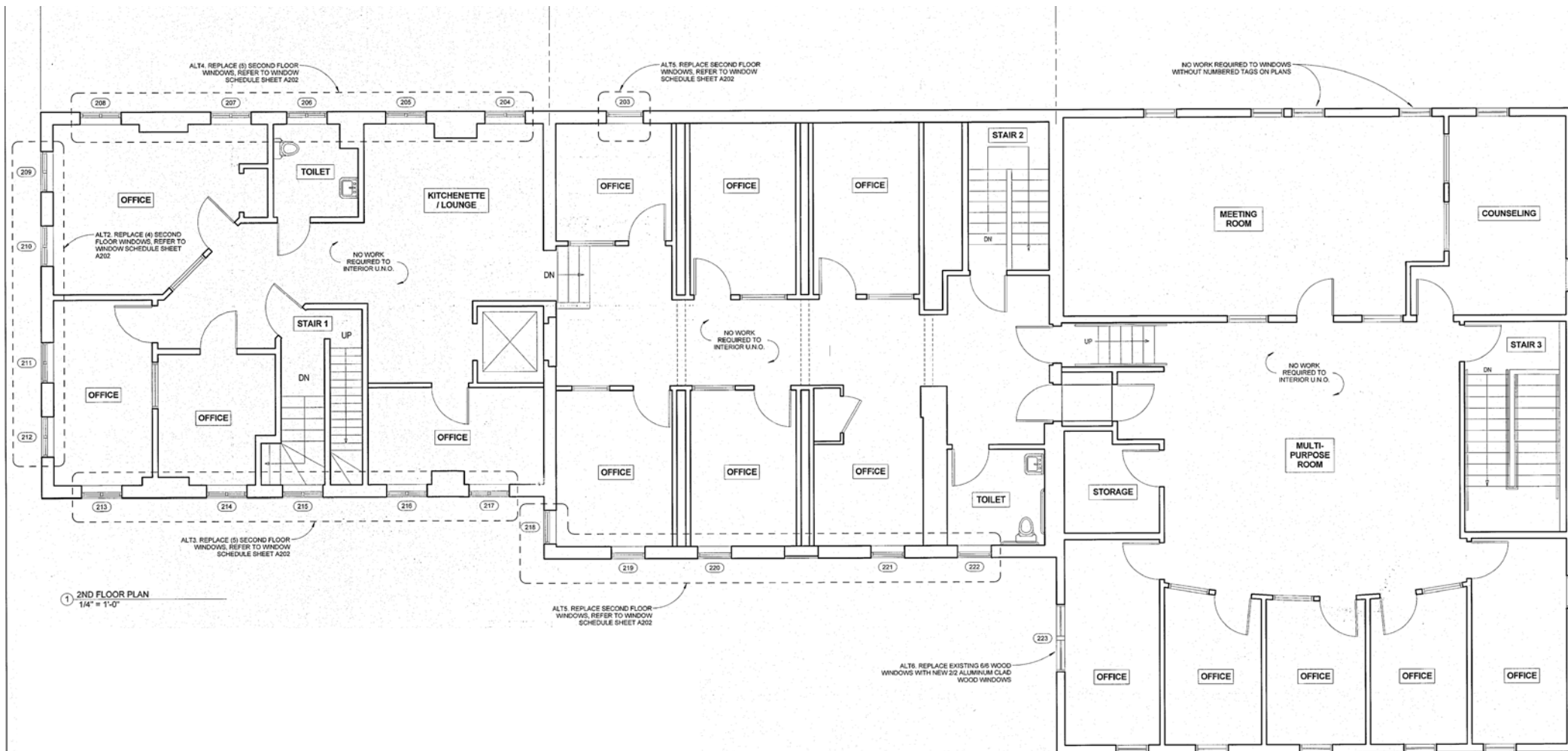
EXISTING FLOOR PLAN - FIRST FLOOR



GENERAL NOTES:

1. THE BUILDING WILL BE OCCUPIED DURING CONSTRUCTION. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF BUILDING OCCUPANTS, FURNISHINGS, EQUIPMENT AND FINISHES THROUGHOUT CONSTRUCTION. ENSURE BUILDING ACCESS AND EGRESS ROUTES ARE MAINTAINED AT ALL TIMES.
2. GENERAL CONTRACTOR TO PROVIDE DETAILED SCHEDULE OF WORK TO OWNER'S REP TO ALLOW TIME FOR OWNER/BUILDING OCCUPANTS TO VACATE AREAS WHERE CONTRACTOR REQUIRES INTERIOR ACCESS. NO WORK SHALL PROCEED UNTIL SCHEDULE HAS BEEN APPROVED BY OWNER.
3. THE BUILDING IS WITHIN A PORTLAND HISTORIC DISTRICT AND ALL EXTERIOR WORK HAS BEEN APPROVED BY THE PORTLAND HISTORIC PRESERVATION BOARD PER THESE DRAWINGS. ANY DEVIATIONS FROM THE DRAWINGS MUST BE COORDINATED WITH THE ARCHITECT/OWNER'S REP.
4. EXTERIOR WORK TO THE NORTH SIDE OF THE BUILDING WILL REQUIRE ACCESS FROM ADJACENT PROPERTY. GENERAL CONTRACTOR SHALL COORDINATE ACCESS AS REQUIRED.
5. ON-SITE LAYOUT SPACE IS LIMITED. COORDINATE REQUIRED USE OF OUTDOOR SPACE WITH OWNER'S REP.
6. REFER TO DESCRIPTION OF WORK AND ALTERNATES LIST ON SHEET

EXISTING FLOOR PLAN - SECOND FLOOR



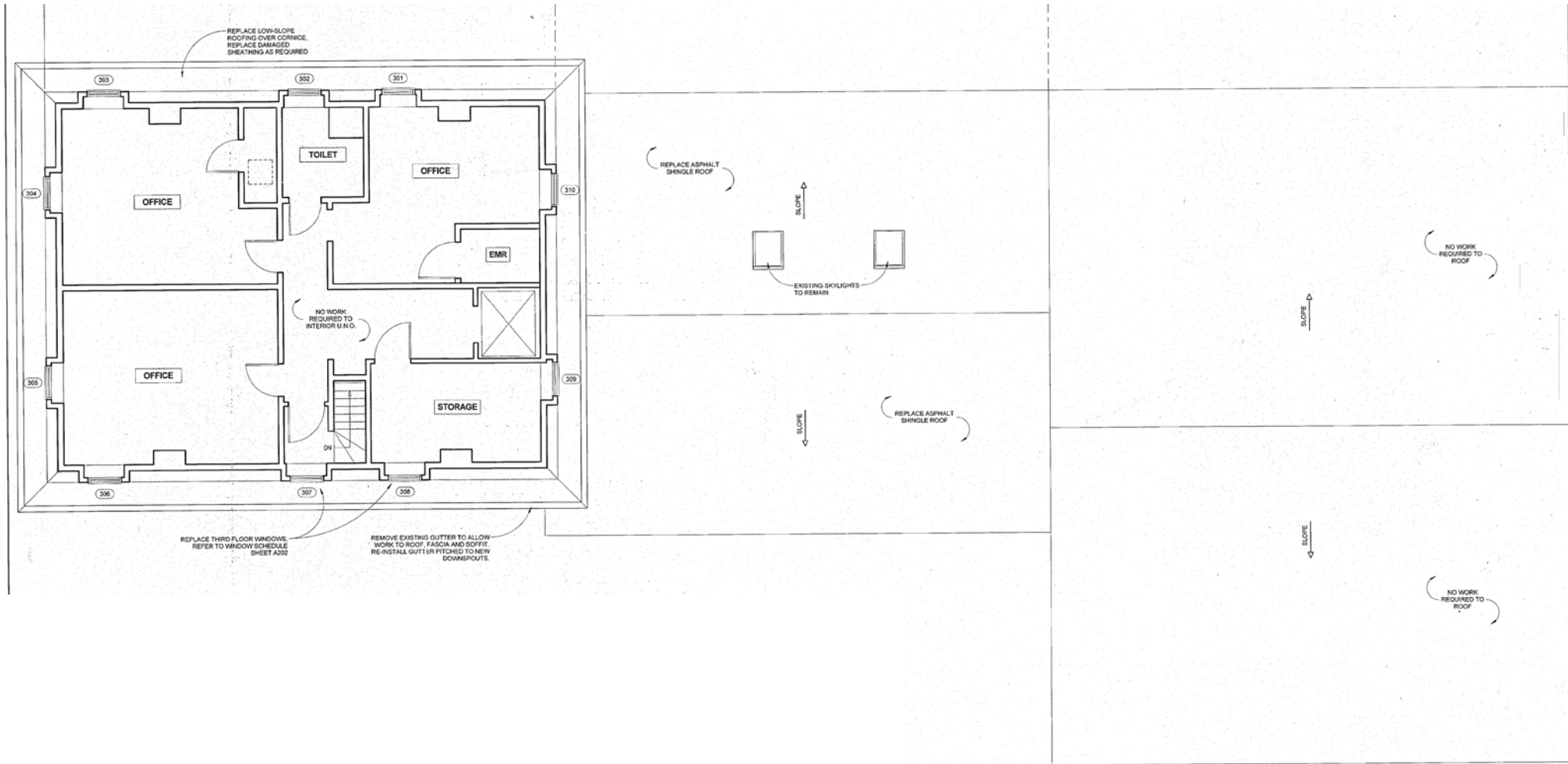
1 2ND FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES:

1. THE BUILDING WILL BE OCCUPIED DURING CONSTRUCTION. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF BUILDING OCCUPANTS, FURNISHINGS, EQUIPMENT AND FINISHES THROUGHOUT CONSTRUCTION. ENSURE BUILDING ACCESS AND EGRESS ROUTES ARE MAINTAINED AT ALL TIMES.
2. GENERAL CONTRACTOR TO PROVIDE DETAILED SCHEDULE OF WORK TO OWNERS REP TO ALLOW TIME FOR OWNERS/BUILDING OCCUPANTS TO VACATE AREAS WHERE CONTRACTOR REQUIRES INTERIOR ACCESS. NO WORK SHALL PROCEED UNTIL SCHEDULE HAS BEEN APPROVED BY OWNER.
3. THE BUILDING IS WITHIN A PORTLAND HISTORIC DISTRICT AND ALL EXTERIOR WORK HAS BEEN APPROVED BY THE PORTLAND HISTORIC PRESERVATION BOARD PER THESE DRAWINGS. ANY DEVIATIONS FROM THE DRAWINGS MUST BE COORDINATED WITH THE ARCHITECT/OWNER'S REP.



EXISTING FLOOR PLAN - THIRD FLOOR



PROPOSED FLOOR PLAN - FIRST FLOOR

LOBBY OCCUPANCY
LESS THAN 50
IBC 2015 303.1.2 - A-2
MAX OCCUPANCY ##
FT SINGLE MEANS OF
EGRESS PER ...

BRACKETT STREET

COMMERCIAL
778 SF
ASSEMBLY
15 SF / OCC.

FLOWER SHOP
303

TRAVEL DISTANCE: 51'-10"

MAIN
ENTRANCE

TRAVEL DISTANCE: 33'-4"

SINGLE
MEANS OF
EGRESS - R-2

TOTAL FLOOR AREA:
5,059 SF

SINGLE MOE R-2

UNIT 01
1,163 SF
RESIDENTIAL
200 SF / OCC.

DEAD END CORRIDOR: 14'-8"

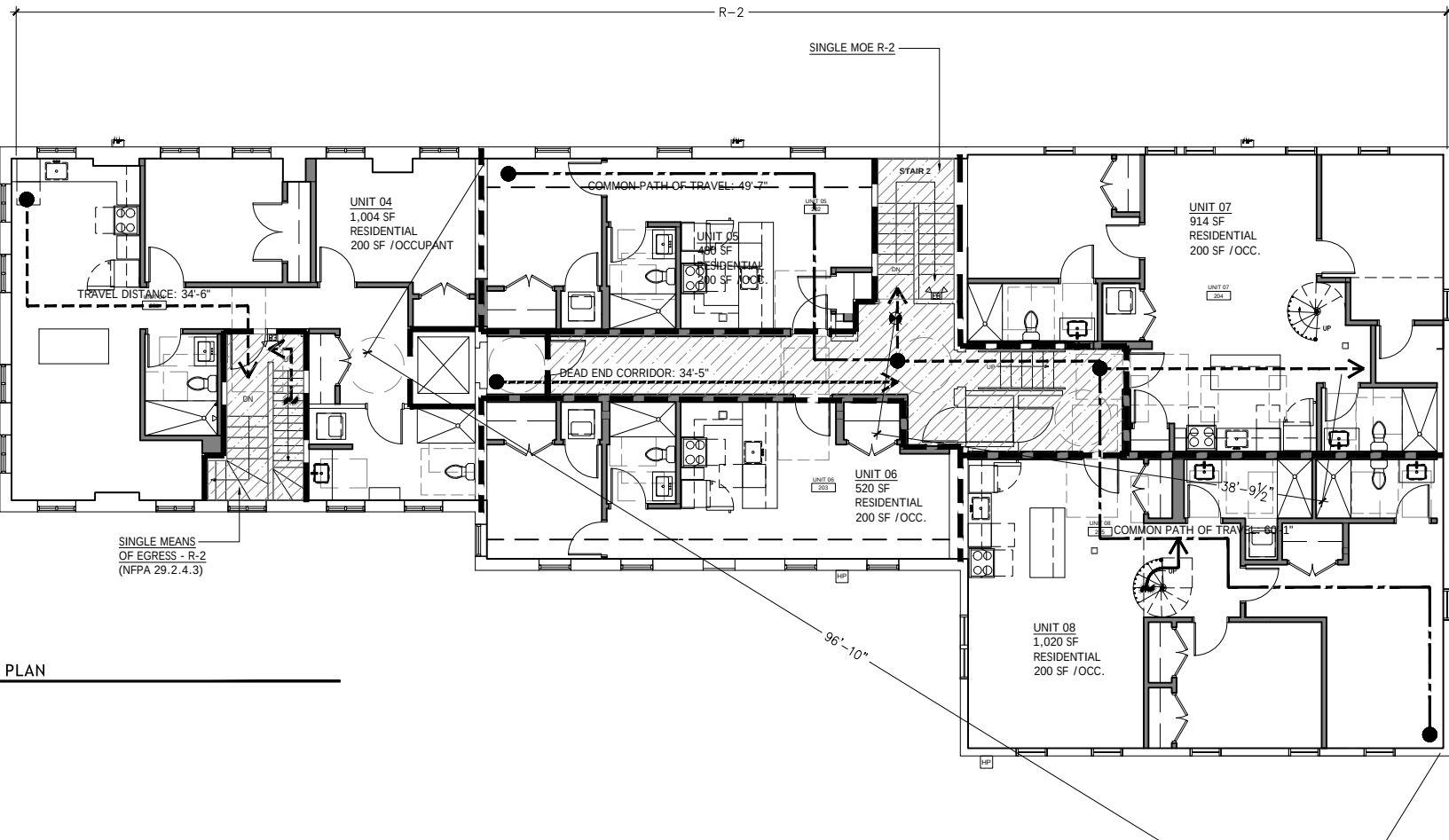
UNIT 02
875 SF
RESIDENTIAL
200 SF / OCC.

UNIT 03
1062 SF
RESIDENTIAL
200 SF / OCC.

TRAVEL DISTANCE: 93'-1"

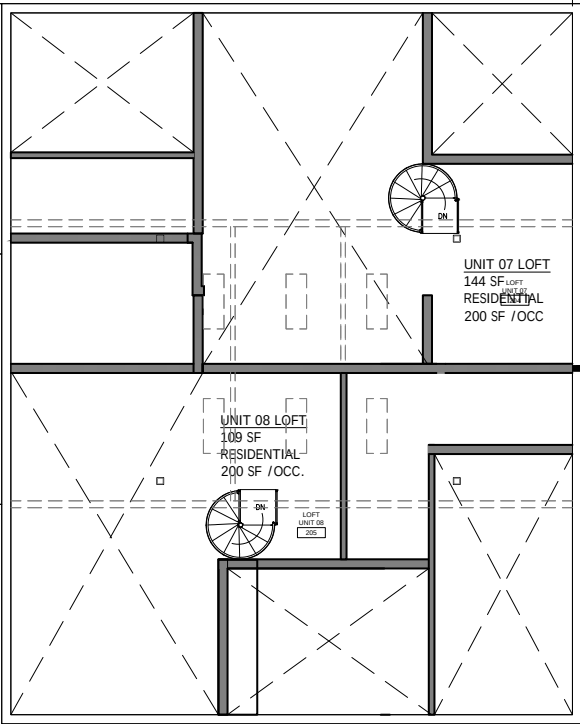
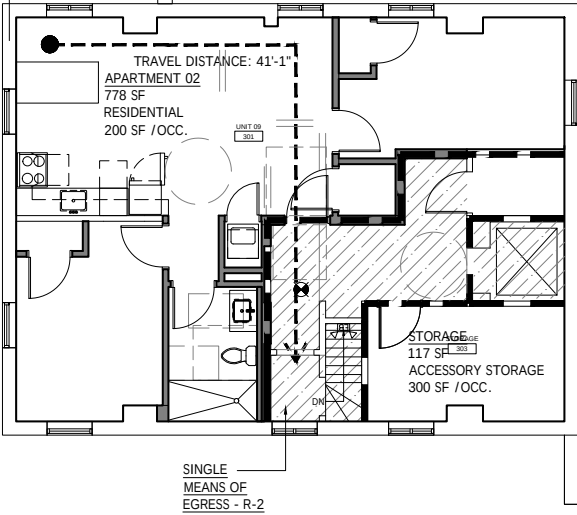
SECONDARY
MEANS OF
EGRESS - A-2

PROPOSED FLOOR PLAN - SECOND FLOOR



1 SECOND FLOOR PLAN
A.03 1/8"=1'-0"

PROPOSED FLOOR PLAN - THIRD FLOOR





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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.