



# ENTITLED 8-UNIT DEVELOPMENT SITE WEST END | IZ-EXEMPT

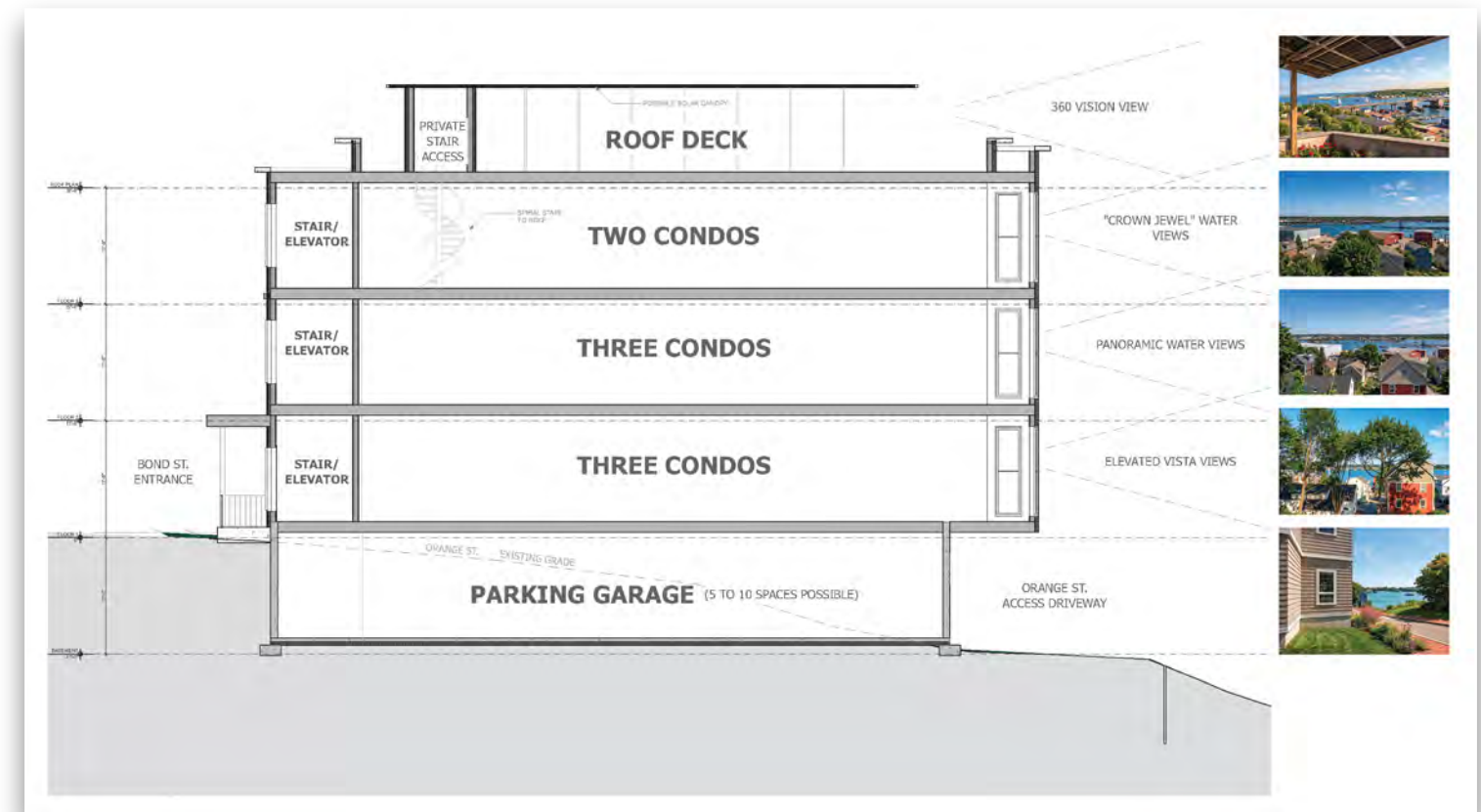
**CORNER LOT ON QUIET WEST END HILLSIDE**

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# PROPERTY OVERVIEW



## 7 ORANGE ST, PORTLAND | OFFERED AT \$695,000

Parcel: 5,993 +/- Sq ft | Zone: RN-4 | Frontage 92 +/- ft on Orange St / 86 +/- ft on Bond St | Deed: B41201 P 207

### PROPERTY FEATURES

- **Development Opportunity - 100% Inclusionary Zoning (IZ) Exempt:** This parcel is sold conceptually entitled with a formal Zoning Summary Memorandum (Perkins Thompson) and an 8-unit Massing Study (Kaplan Thompson Architects).
- **Ground-to-Roof Harbor Views:** Rare topographical advantage provides inner harbor and boatyard views starting directly from the ground-level grass and expanding as you rise to a potential 45-foot rooftop deck.
- **Parking:** The natural downhill slope on Orange Street allows for a street-level, tucked-under parking entrance, drastically reducing deep excavation and shoring costs.
- **Neighborhood - Historic District Exemption:** Walk to local West End restaurants, shops, cafes and notable amenities including Octillo, The Ugly Duckling, Rosemont Market, Ruski's, Chaval, The Western Promenade, and Waynflete Academy.

*"West Side Story: Portland, Maine's Quiet Corner is Worth Exploring"*  
— *The Boston Globe* [READ MORE](#)

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The Boston Globe

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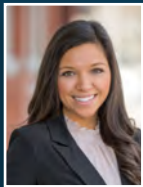
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