

FOR LEASE | RESTAURANT BUILDING

114 PREBLE STREET, PORTLAND, ME 04101



PROPERTY HIGHLIGHTS

- Rare opportunity to bring your restaurant to a stand-alone building in the thriving Bayside neighborhood
- Convenient on-site, private parking lot for customers
- Outdoor seating area for the warmer months
- Growing neighborhood with The Armature recently completed and another planned housing development breaking ground just a block away
- Join area businesses: Bayside Bowl, Wilson County BBQ and Batson River Brewing

LEASE RATE: \$26.00/SF NNN



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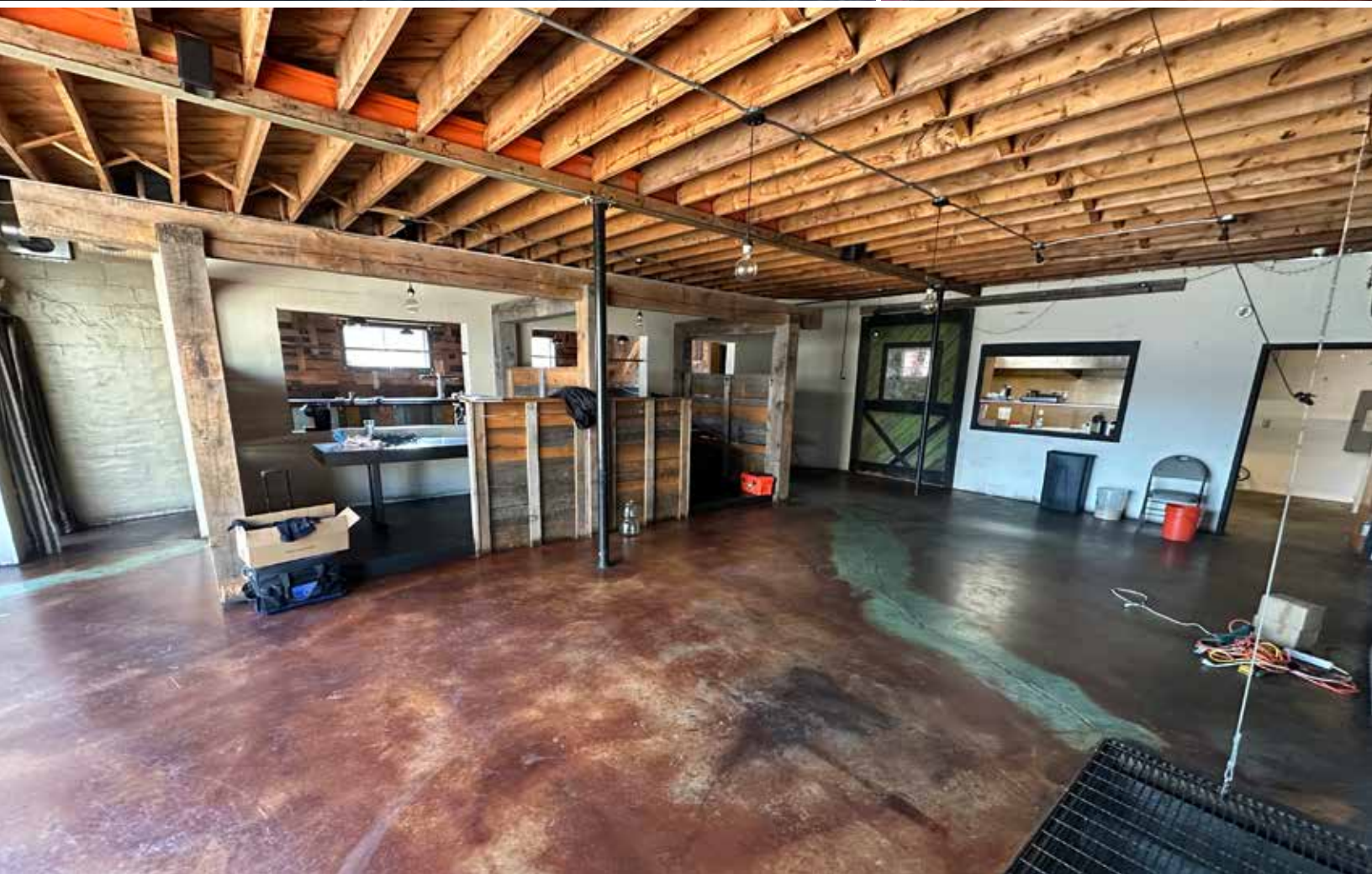
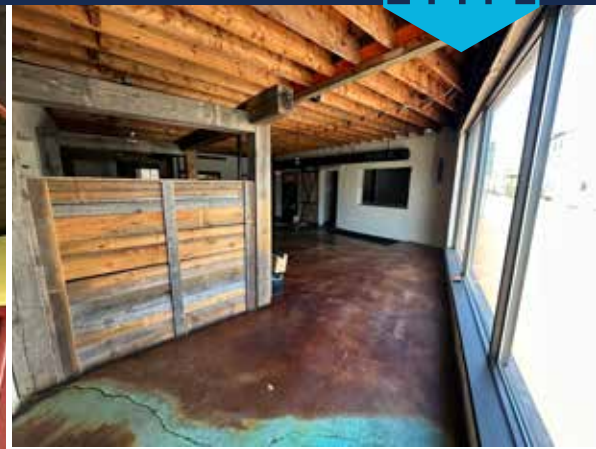
PROPERTY DETAILS

OWNER	Joy Real Estate, LLC	UTILITIES	Municipal Water & Sewer
BOOK/PAGE	30862 & 161 30862 & 166	HEATING SYSTEM	Central HVAC
ASSESSOR'S REFERENCE	Map 033, Lots 1, 2, & 3	POWER	Single Phase, 220 AMP
BUILDING SIZE	4,424± SF	PARKING	25± spaces in on-site lot
LOT SIZE	.279± AC	WALKABILITY	Walk Score of 97
ZONING	B-3	LOT FRONTAGE	563'
YEAR BUILT	1955	EST. NNN EXPENSES	TBD
# OF STORIES	One (1)	LEASE RATE	\$26.00/SF NNN



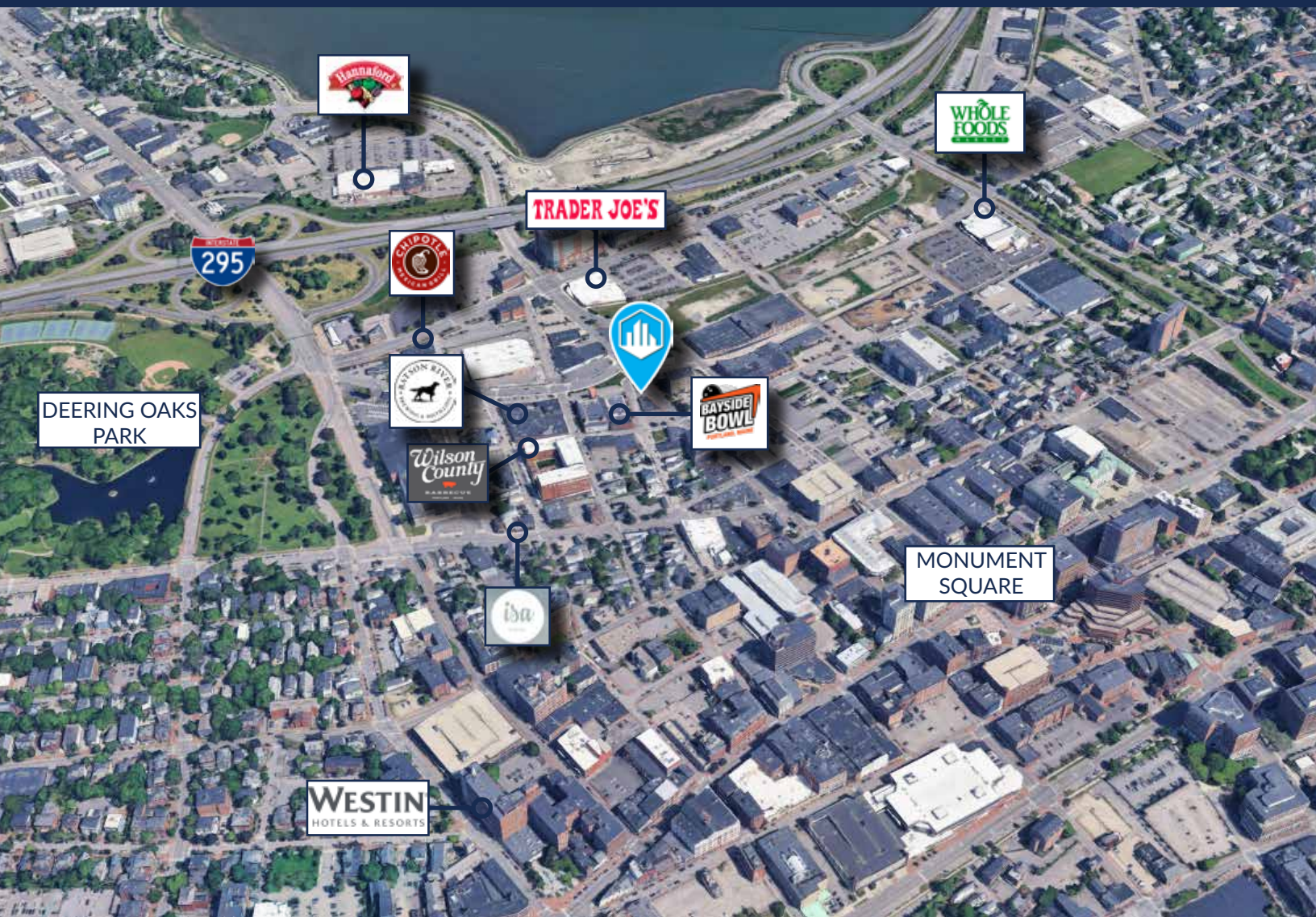
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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.