

FOR SALE

MIXED-USED
INVESTMENT
OPPORTUNITY



Walk Score
97

106 HIGH STREET PORTLAND, ME 04101



- Multi-tenanted investment or owner-user property with upside potential in an Opportunity Zone
- Opportunity to own the iconic corner of High Street and Spring Street
- Located at the gateway between Portland's coveted West End and Downtown
- Nearby amenities include the Holiday Inn By the Bay, the Portland Museum of Art and the Cross Insurance Center

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PROPERTY DETAILS

OWNER	M2BM, LLC
MAP / BLOCK	Map 39, Block A, Lot 37
BUILDING SIZE	8,388± SF
LOT SIZE	0.10± Acres
BOOK/PAGE	33997/344
YEAR BUILT	1900
TENANTS	Little Tap House, Flask Lounge, & Dooryard Studio
ZONING	B3 with DEOZ
EXTERIOR	Masonry
HEAT	Oil
ROOF	Metal & Flat rubber membrane
UTILITIES	Municipal water/sewer
REAL ESTATE TAXES	\$13,703.92 (FY 2026)
SALE PRICE	\$1,595,000



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RENT ROLL

TENANT	USE	SIZE (SF)	CURRENT RENT/SF	ANNUAL BASE RENT	ADDITIONAL RENT	LEASE START	LEASE EXPIRATION
Little Tap House, LLC	Restaurant	3,200	\$16.50	\$52,800	33.7% RE Taxes + 33.7% OpEx	12/1/2017	11/30/2027
NCPTWO, LTD. d/b/a Flask Lounge	Bar/Club	1,380	\$26.00	\$35,880	20% RE Taxes (water incl. in base)	11/1/2019	11/30/2027
Dooryard Collective, Inc.	Flex	2,260	\$8.23	\$18,600	None (Gross Lease)	3/15/2018	Month-To-Month
VACANT	(fmr. Dance Studio)	988	-	-	-	-	-
TOTAL		7,828		\$107,280			



PRO FORMA

Income	
Bright Star	\$20,348.00
Tap House	\$51,700.00
Flask	\$35,880.00
Dooryard	\$18,600.00
<i>*Expense Reimbursement TBD</i>	
Total Income	TBD
Expenses	
CMP	\$601.50
Water	\$6,769.56
Taxes	\$14,666.17
Fire Alarm/Inspection	\$1,896.50
Backflow Inspection	\$100.00
ATech Electric	\$276.24
Stormwater	\$279.00
Insurance	\$8,728.00
Maintenance	\$7,395.00
Maine Hardware	\$495.49
PT DT Improvement	\$1,178.22
Total Expenses	\$42,385.68



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106 High Street



CONTACT US



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