FOR SALE:

BAYSIDE RETAIL CONDOS

3,350 TOTAL SF - 1,675 SF EACH UNIT

89 Elm Street
Portland, Maine



PROPERTY HIGHLIGHTS

- 1,675± SF Retail Condo Units (2), new construction
- Join the transformation taking place in Bayside, located in a highly visible location along Lancaster and Elm Street
- Nearby Businesses include: Bayside Bowl, Whole Foods, Batson River, Wilson County BBQ, Bar Publica, Jibe, among others
- Easily accessible from I-295 exit 6 in the Bayside neighborhood
- Parking available in nearby Portland Public Market Garage and other area lots







PORTA & CO.

PROPERTY DETAILS

Address:	89 Elm Street
Zoning:	B3
Building Size:	160,486± SF, 201 Residential Units
Delivery:	Anticipated to be June 1, 2027
Unit Size(s):	1,675 ± SF each, 3,349± SF total
Year Built:	2027
Shell Delivery:	Sheet rocked perimeter walls, HVAC VRF Electric Heat Pump installed, sprinkled for open floor plan (no ceiling), full poured concrete floor, sewer/plumbing roughed in, one (1) ADA bathroom in each unit
Utilities:	Public Sewer/Water, Natural Gas
Parking:	Parking available in Public Market Garage
Sale Price:	$475,000 (per unit)

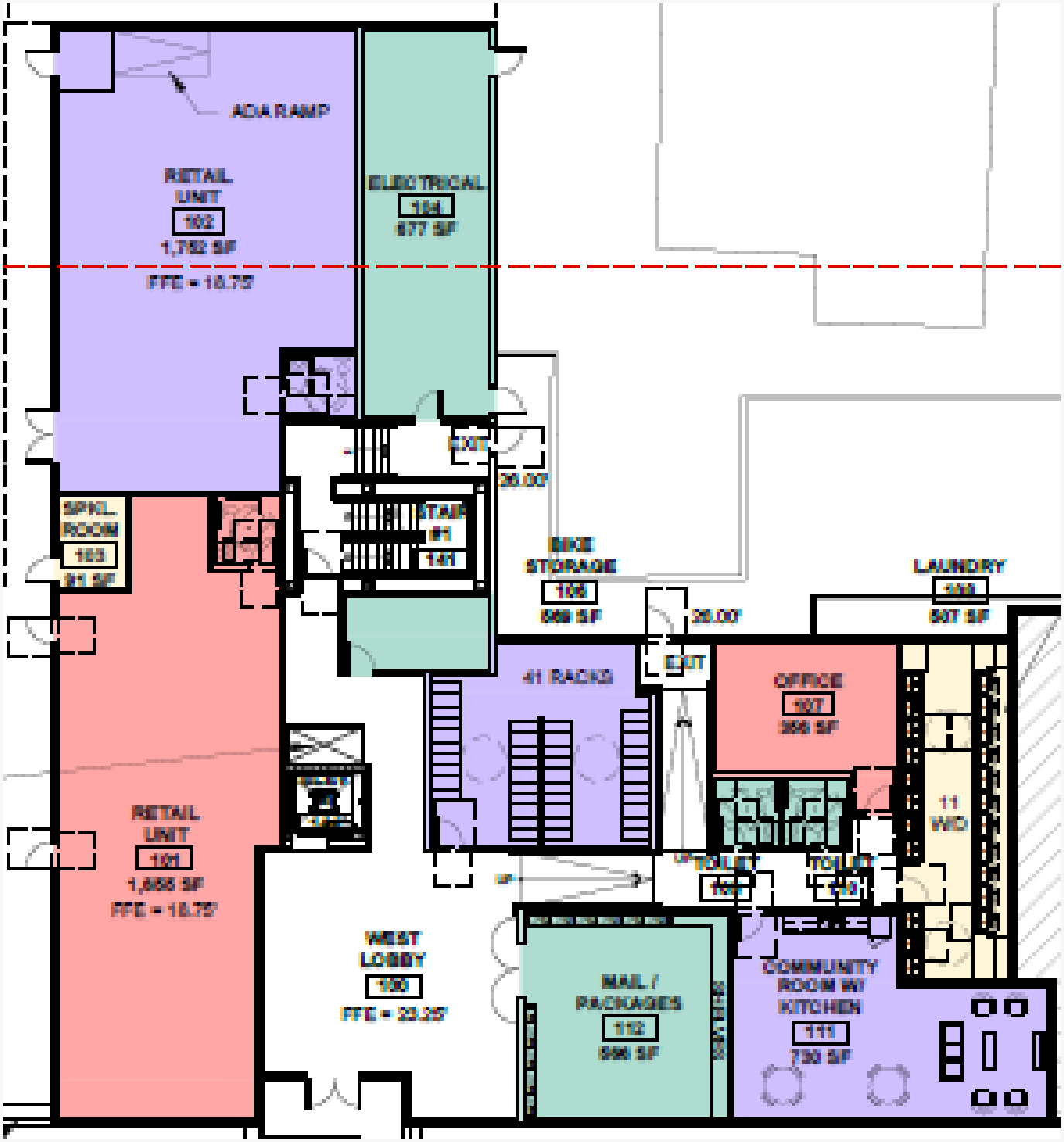


AVAILABLE UNITS

Unit	SIze (SF)	Sale Price
101	1,675±	$475,000
102	1,675±	$475,000



FLOOR PLANS


ADA RAMP
RETAIL UNIT
102
1,752 SF
FFE = 18.75'
ELECTRICAL
104
677 SF
EXIT
26.00'
SPKL. ROOM
103
91 SF
STAIR #1
141
BIKE STORAGE
105
569 SF
26.00'
LAUNDRY
108
507 SF
EXIT
41 RACKS
OFFICE
107
356 SF
11 W/D
RETAIL UNIT
101
1,655 SF
FFE = 18.75'
TOILET
TOILET
WEST LOBBY
100
FFE = 23.25'
MAIL / PACKAGES
112
596 SF
COMMUNITY ROOM W/ KITCHEN
111
730 SF

MARKET OVERVIEW

AIR TRAVEL

With an annual economic impact of over $1 Billion to the local economy, the Portland International Jetport ("PWM") provides non-stop service to 20 destinations on seven airlines. Passengers can connect to over 2,000 global destinations with just one connection out of PWM. Current airlines using the airport include American Airlines, Delta, Jetblue, Southwest, United, Sun Country and more.

TOP 10 BEST DOMESTIC AIRPORT

BEST AIRPORT BY SIZE AND CATEGORY

PWM is busier than ever, serving over 2 million passengers in 2018 and 2019, surpassing the previous record set in 2017. The Jetport is under a 20-year, $312 million plan that will accommodate nearly 40% more passengers than it is currently handling.

New York City – 5 hours

Portland

Portsmouth – 50 minutes

Boston – 1.5 hours

LOCAL TRAVEL

The site is well served by local and regional transportation systems including Interstate 295, Forest Ave and Route 302 which represent major employment and commercial corridors of the region. Beyond that, Interstate 295 connects to I-95, providing access to major cities. Portland is 50 minutes away from Portsmouth, NH, 1.5 hours away from Boston and 5 hours away from New York City, Quebec or Montreal.



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