COMPASS
COMMERCIAL BROKERS

161 COMMERCIAL STREET IN PORTLAND is a mixed-use commercial building prominently positioned along Commercial Street in arguably one of the strongest retail sites in Portland's historic Old Port district. This highly sought after location offers exceptional visibility, strong pedestrian traffic, and convenient access to both the downtown waterfront and the central business district. Situated at the corner of Commercial Street and Market Street, the property is positioned in the Old Port's most active corridors, often referred to as the "50-yard line" of Commercial Street. The immediate area is surrounded by a dynamic mix of established retailers , restaurants and businesses alike.

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FOR SALE | 100% LEASED INVESTMENT PROPERTY



LOCATED IN THE HEART OF THE WATERFRONT DISTRICT

161 COMMERCIAL STREET | PORTLAND | MAINE | 04101

EXECUTIVE SUMMARY

161 COMMERCIAL STREET | PORTLAND| MAINE | 04101





The subject property is a mixed-use commercial building prominently positioned along Commercial Street in arguably one of the strongest retail sites in Portland's historic Old Port district. This highly sought after location offers exceptional visibility, strong pedestrian traffic, and convenient access to both the downtown waterfront and the central business district.

Situated at the corner of Commercial Street and Market Street, the property is positioned in the Old Port's most active corridors, often referred to as the "50-yard line" of Commercial Street. The immediate area is surrounded by a dynamic mix of established retailers and restaurants, including Ethan Allen, Dimillo's, Simon Pierce, Stonewall Kitchen, Sea Bags, Scales, Chilton Furniture, Edgecomb Potters, Solo Italiano, Flatbread Company, Blanche + Mimi, Via Vecchia, along with many other local and national operators such as the newly renovated Starbucks next door.

This highly trafficked corridor serves as a critical connection between Portland's working waterfront and the retail and business districts, generating consistent foot traffic from tourists, cruise passengers, and local residents alike. The property also benefits from its proximity to the Portland Harbor waterfront, the core Old Port retail and dining corridors, and a dense concentration of office and hospitality uses that support year-round activity.

The building features multiple floors of retail and office space and is well positioned within one of Portland's most active and desirable commercial markets, making it an attractive opportunity for a wide range of users.

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SPECIFICATIONS

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OWNERSHIP

The property is owned by 161 Commercial Street, LLC and 10 Exchange Holdings, LLC.

PROPERTY FEATURES & INVESTMENT DETAILS

SALE PRICE:	**$7,475,000**
NOI:	**$455,364 (2027 Budget)**
CAP RATE:	**6.09%**
ADDRESS:	161 Commercial Street | Portland
ACREAGE:	.0826 acres
BUILDING:	22,451+/- sf
YEAR BUILT:	1850
CONSTRUCTION:	Brick & Stone
ELEVATOR:	Direct Entry Elevator Per Floor
INTERIOR:	Exposed Brick & Beam
FLOORING:	Carpet & Hardwood
RESTROOMS:	Private for Each Tenant Per Floor
SIGNAGE:	Directory Board in Lobby & Blade Signs
PARKING:	Street and Area Garages & Surface Lots
EXTERIOR :	Brick | Extensive Masonry Repaired 2022
ROOF:	Asphalt Shingle | Replaced 2021
ENTRY:	Retail from 161 Commercial | Dedicated Lobby for Office Tenants at 2 Market
ZONING:	B3 (See attached zoning)
WATER/SEWER:	Public Water & Sewer
BOOK/PAGE:	Book 38690 | Page 185
STORIES:	Six (6) stories
HVAC:	Gas Fired Heat/Central AC

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ZONING DESCRIPTION



PURPOSE & STANDARDS OF B3 ZONING

To maintain and enhance the role of the downtown as the business and commercial center of the region, and to enhance and promote the orderly expansion of retail and service businesses downtown, satisfying the related needs of the city's resident, working, and visitor populations.

The B-3 zone encourages increased housing opportunities downtown, including three-family, four-family, townhouse & multi-family structures to accommodate Portland's diverse residential population, and supports an active, walkable pedestrian environment through the encouragement of intensive mixed-use activities, enhancement and maintenance of public and private open space, and the enlivenment and increased attractiveness of the street environment.

Standards of the B-3 zone require excellence in urban design, to preserve and capitalize on the unique character and historic fabric of downtown Portland by encouraging reuse of significant existing structures and providing opportunities for an enhanced presence and integration of arts and cultural activities.

The zone reinforces the role of downtown as a meeting place for community residents and visitors alike from all walks of life and all socio-economic groups by prioritizing access via multiple modes of transportation and enhancing and protecting the pedestrian environment.

AMENITIES



DEMOGRAPHICS



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PROPERTY AMENITIES

This property offers direct Commercial Street frontage with unparalleled visibility and accessibility along one of Downtown Portland's heaviest traveled streets in the heart of the Waterfront District with pedestrian as well as vehicular traffic as well as seasonal tourist traffic from area cruise ships. .

Located in walking distance to Downtown and Old Port Districts in Portland and just minutes to I-295 as well as Maine Turnpike (I-95) and US Route One and the Portland Jetport and Maine Mall area.

POPULATION:	69,911 (2025)
AVERAGE GROWTH:	2.2% (2020-2025)
HOUSEHOLDS:	32,965 (2020-2024)
MEDIAN HOME VALUE:	$ 489,600 (2020-2024)
MEDIAN INCOME:	$ 79,540 (Household)
MEDIAN AGE:	37.8 Years
LAND AREA:	21.54+/- Miles

Portland is located in Cumberland County and is part of the Greater Portland area including South Portland, Westbrook and other communities.

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TENANT OVERVIEW

LEROUX KITCHEN

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Founded in 1980 on the Island of Marthas Vineyard, LeRoux Kitchen initially started as a clothing and shoe store. Wanting to reflect their interest in cooking and the home, LeRoux wanted to redefine themselves. Fast forwarding to present day, LeRoux Kitchen is more than just a great home & kitchen supply store. Rather, the assortment of products and ingredients they sell serve as components for something larger, allowing their customers to create unique experiences for themselves, for their friends and for their family through the preparation and enjoyment of food.

DEW CONSTRUCTION CORP

Founded in 1997 by Don Wells (President), DEW employs over 130 people and has become one of the region's largest and most respected construction companies serving VT, NH, ME, MA, and upstate NY. Client satisfaction is the most important and fulfilling part of what DEW does every day. Their approach is guided by their core values and built around seven key initiatives, *Communication, People, Process, Safety, Accountability, Partnerships, and Community*.

SLR CONSULTING

SLR was founded in 1994 in the UK as SECOR, Ltd. originally. Since then, they have built 'One Team' of talented environmental and business consultants, engineers and scientists. SLR's main focus is making sustainability happen. They ultimately achieve this by having a team of expert advisors and technicians, who partner with their clients to tackle some of the world's most complex sustainability challenges, by utilizing their collaborative and entrepreneurial One Team culture. SLR's ambition is to be recognized as the global leader in sustainability solutions, providing clients with strategic advice and on the ground support, partnering with them in Making Sustainability Happen.

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LOCAL TENANT MIX



This area map highlights a prime stretch of Portland's Commercial Street, a vibrant waterfront corridor anchored by a dynamic mix of high-performing retailers, restaurants, and experiential businesses that generate consistent foot traffic.

The subject property sits at the "50-yard line" of this corridor, centrally positioned and surrounded on all sides by established operators such as Scales, Sea Bags, Chilton Furniture, Flatbread Co., Sea Bags, Ethan Allen, and many more.

This irreplaceable location offers exceptional visibility and accessibility, capturing both pedestrian and vehicular flow from multiple directions, and benefits from the critical mass of activity driven by the Old Port and working waterfront.



PORTLAND DOWNTOWN

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EXTERIOR PHOTOGRAPHS

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Arrow shows private lobby entrance for office tenants located on Market Street



Arrow shows direct entrance for retail tenant on 1st & 2nd floors from Commercial Street



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INTERIOR PHOTOGRAPHS

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LEROUX KITCHEN | 1ST FLOOR





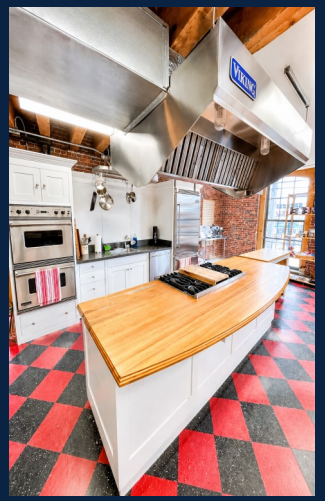


LEROUX KITCHEN | 2ND FLOOR









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INTERIOR PHOTOGRAPHS

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DEW CONSTRUCTION | 4th FLOOR













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INTERIOR PHOTOGRAPHS

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SLR CONSULTING | 5th FLOOR







COMMON AREAS







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INTERIOR PHOTOGRAPHS

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LEROUX KITCHEN | 6th FLOOR















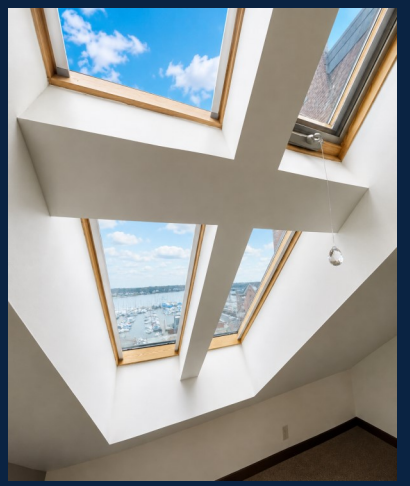

VIEWS FROM 6th FLOOR OFFICE

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AERIAL PHOTOGRAPH

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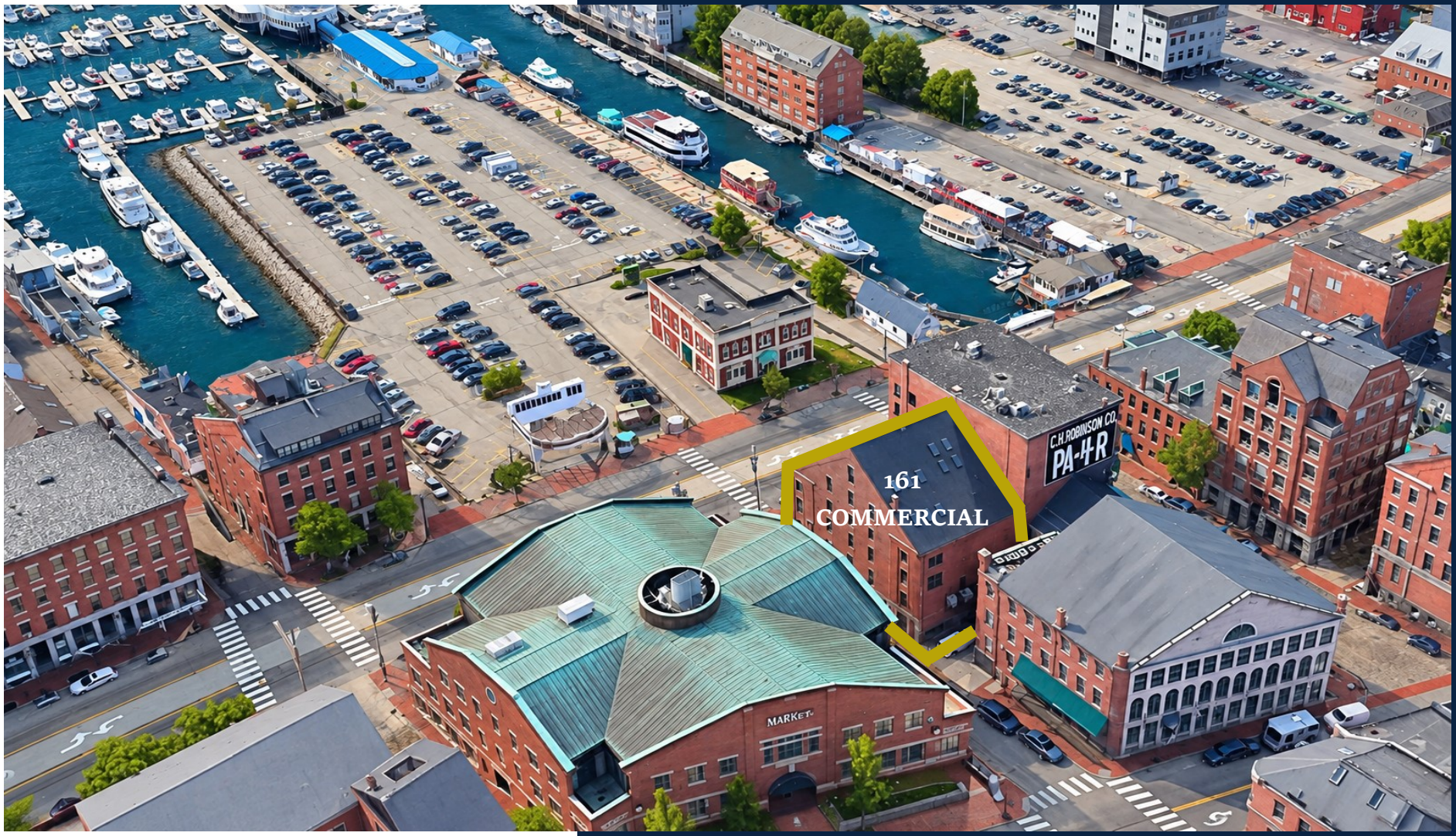

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161 COMMERCIAL STREET | Net Rentable Square Footage

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The original square footages were taken from the original Lease documents. The building was remeasured in 2023, and Archetype Architects provided updated net rentable square footages using BOMA standards on May 6, 2026. Square footages are being updated as Leases are renewed.

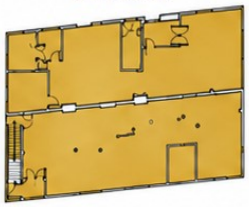
SUMMARY	SQUARE FEET
Original SF (prior to remeasurement and common area Allocation)	16,629
SF after BOMA adjustment	22,453
Total Leasable Area	17,821
Total Building Common Area	4,632

BREAKDOWN BY FLOOR

FLOOR	USE	RENTABLE SF	COMMON AREA %	COMMON AREA SF	TOTAL LEASABLE SF
First	Retail	3,698	21%	973	4,671
Second	Retail	3,502	20%	926	4,428
Third	Retail	3,041	17%	787	3,828
Fourth	Office	3,057	17%	788	3,845
Fifth	Office	2,918	16%	741	3,659
Sixth	Office	1,603	9%	417	2,020
TOTAL		17,619	100%	4,632	22,451

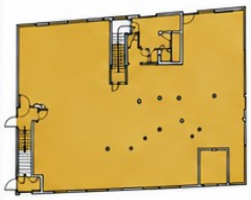
FLOOR PLANS (GROSS EXTERNAL AREA)

BASEMENT



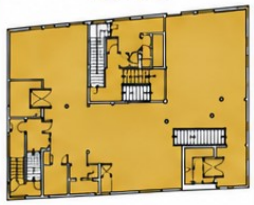
GROSS EXTERNAL AREA = 3,325.87 SF

LEVEL 1



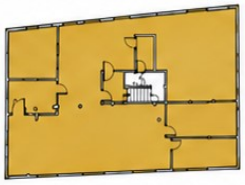
GROSS EXTERNAL AREA = 3,625.66 SF

LEVEL 2



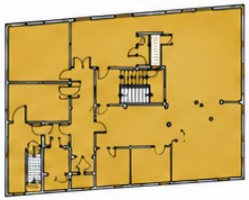
GROSS EXTERNAL AREA = 3,618.06 SF

LEVEL 3



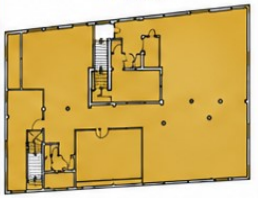
GROSS EXTERNAL AREA = 3,620.68 SF

LEVEL 4



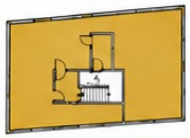
GROSS EXTERNAL AREA = 3,640.02 SF

LEVEL 5



GROSS EXTERNAL AREA = 3,623.60 SF

LEVEL 6



GROSS EXTERNAL AREA = 2,102.94 SF

First floor rentable includes 557 SF of basement storage. | Second floor rentable includes 556 SF of basement storage.

CONCEPTUAL PLAN

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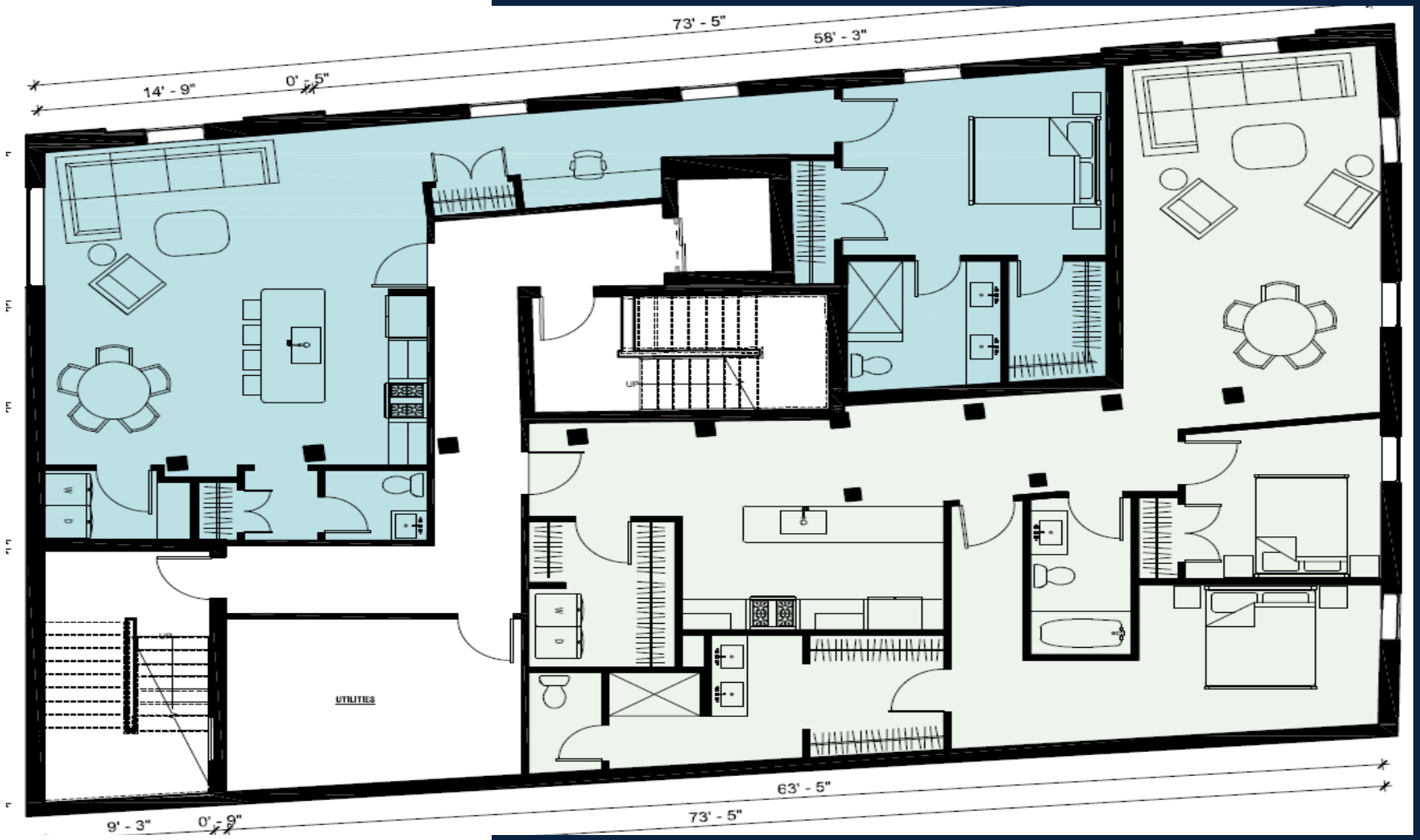

CONCEPTUAL SHOWS POTENTIAL RESIDENTIAL CONVERSION

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OFFERING PROCEDURE



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Prospective buyers are encouraged to contact Compass Commercial Brokers to discuss specific deal structure including but not limited to those identified below:

OFFERS WILL SPECIFY THE FOLLOWING:

- Price
- Financing, Contingencies (if any)
- Length of Inspection or Due Diligence Period
- Length of Closing ; and
- Earnest Money Deposit

OFFERS WILL BE PRESENTED TO:

STEVE BAUMANN

President / CEO / Broker

Compass Commercial Brokers, LLC
241 US Route One, Floor 4
Falmouth, Maine 04105

Office: 207. 253.1781
Cell: 207. 831.5063
Email: sbaumann@compass-cb.com

JACKSON BAUMANN

Director of Leasing / Associate Broker

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