

FOR LEASE

FULLY RENOVATED BAR/RESTAURANT SPACE

634 FOREST AVENUE, PORTLAND, ME 04101



PROPERTY HIGHLIGHTS

- 1,364± SF standalone retail building in the heart of Woodfords Corner with on-site parking, ideal for bar, restaurant, café and other commercial uses.
- Fully renovated in 2024 with all new building systems, commercial hood, and high-end finishes throughout.
- New accordion glass door opens to a dedicated patio for outside seating.
- Highly visible location with frontage on Forest Avenue, with an average daily traffic count of over 20,000 vehicles.

LEASE RATE: See Broker For Details



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PROPERTY DETAILS

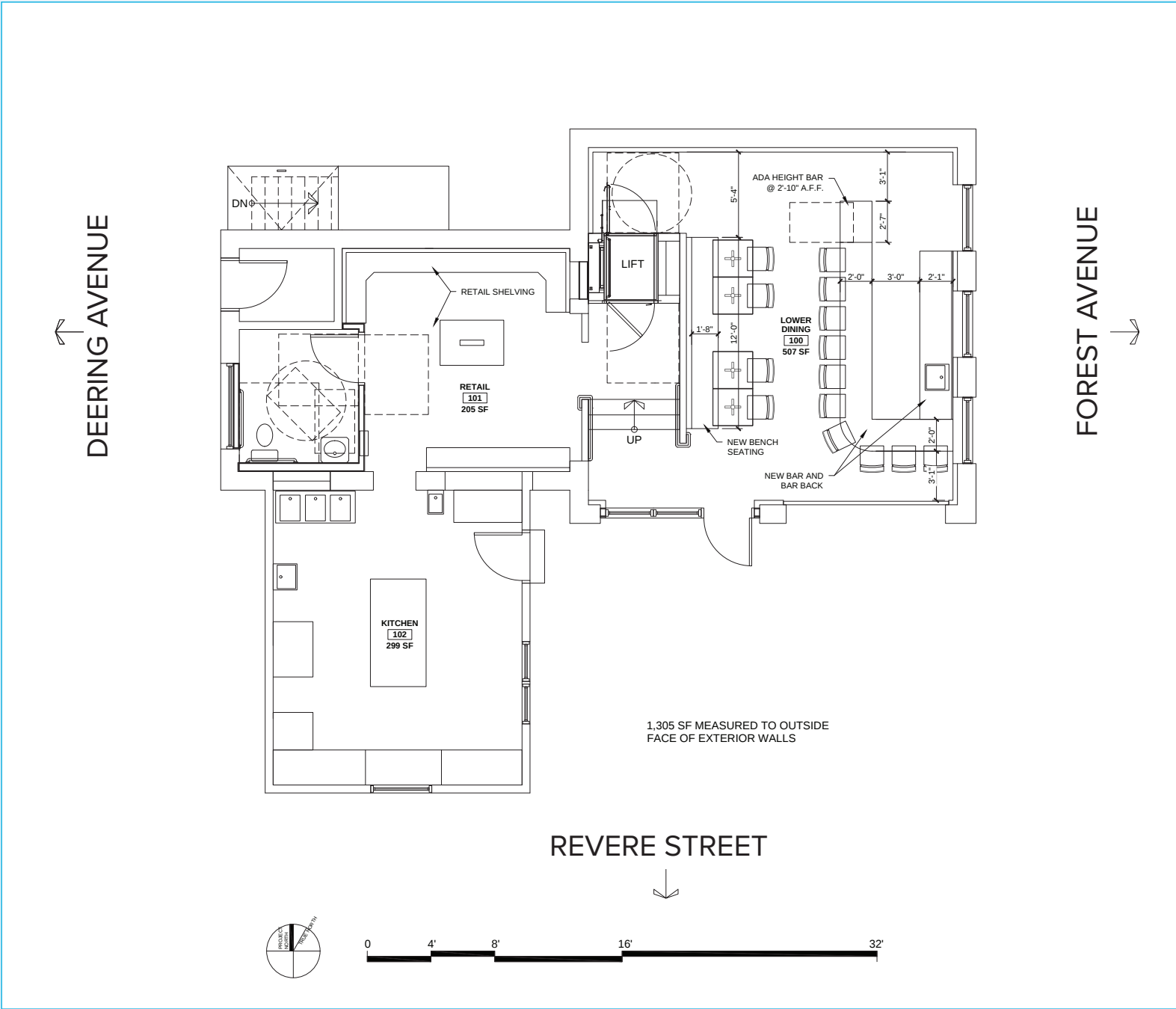
OWNER	Merlin 634, LLC
ZONING	TOD-1 Transit Neighborhood
BUILDING SIZE	1,364± SF
YEAR BUILT	1920 (Renovated in 2024)
LOT SIZE	0.22± AC
LOT FRONTAGE	94'
PARKING	On-site parking (See broker for details)
UTILITIES	Municipal water & sewer
FF&E	See broker for details
AREA BUSINESSES	Bird & Co., Bayou Kitchen, Big Sky Bread Company, Dynamics Fitness, Woodfords Food & Beverage
AREA AMENITIES	Back Cove Trail, USM Campus, UNE Portland Campus, Baxter Woods
TRAFFIC COUNTS	19,820 (AADT 2022)
LEASE TYPE	NNN
LEASE RATE	See Broker For Details



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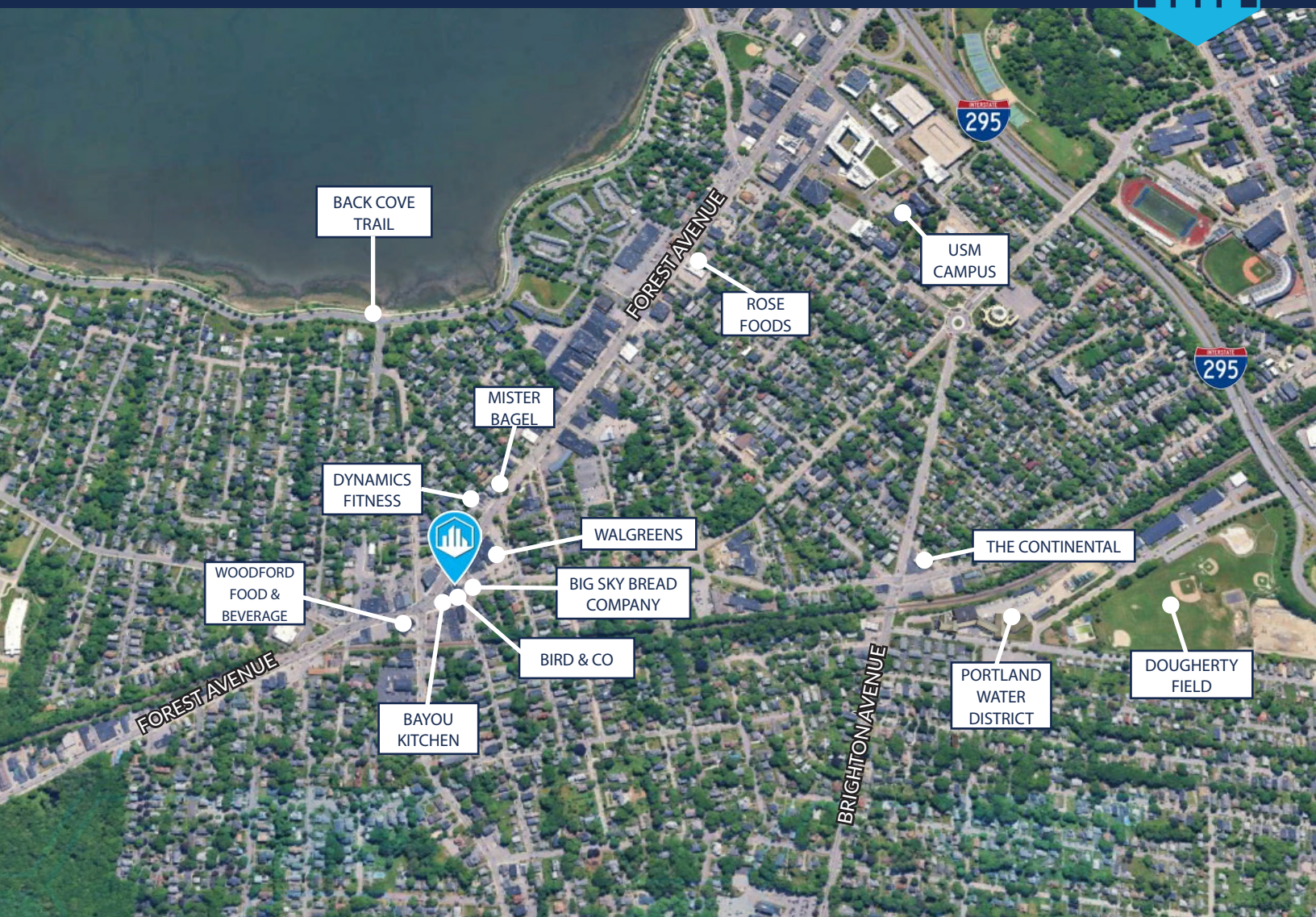
FLOOR PLAN



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CONTACT



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