



## WEST END DEVELOPMENT SITE

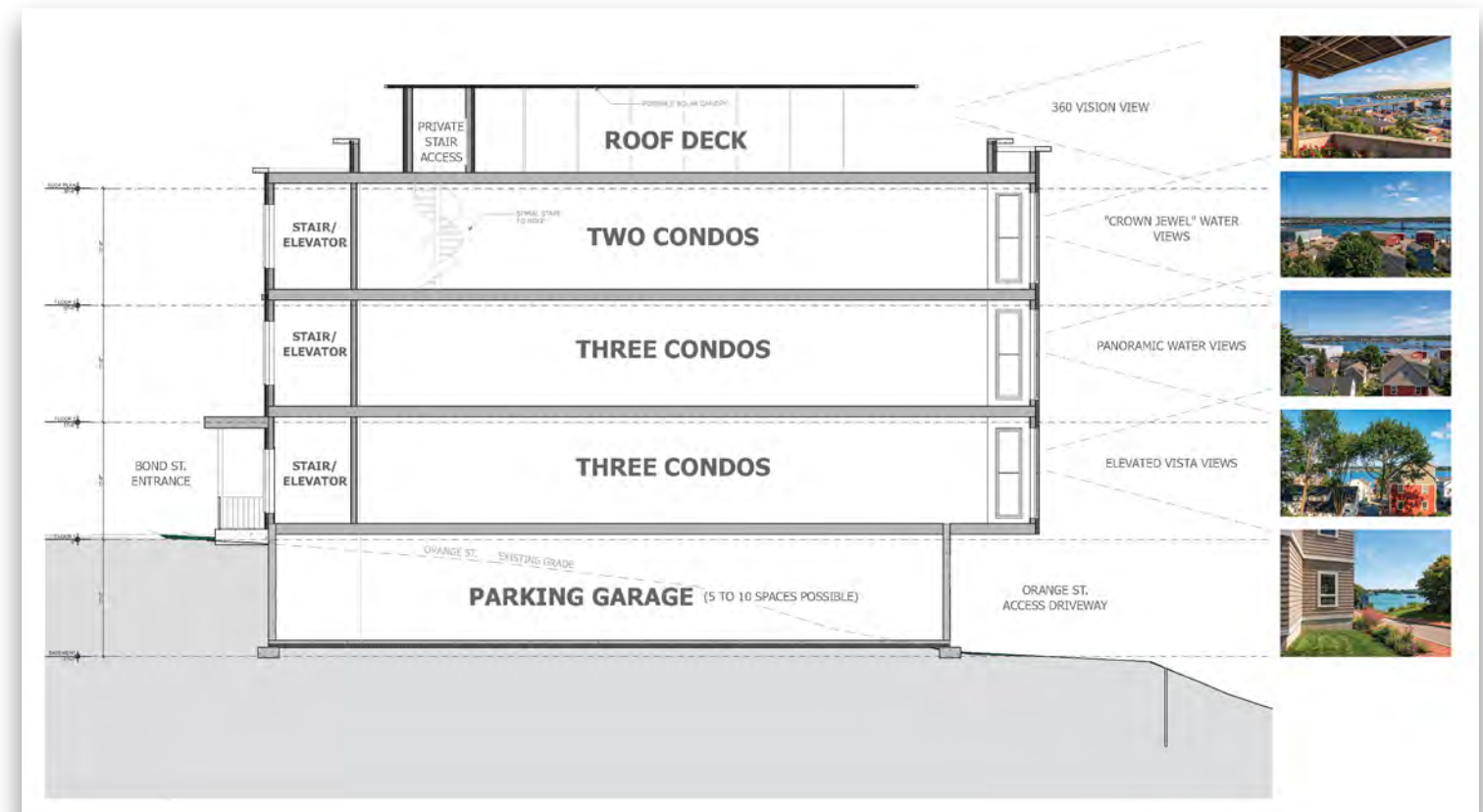
**CORNER LOT ON QUIET WEST END HILLSIDE FOR SINGLE FAMILY - UP TO 8 UNITS**

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# PROPERTY OVERVIEW



## 7 ORANGE ST, PORTLAND | OFFERED AT \$695,000

Parcel: 5,993 +/- Sq ft | Zone: RN-4 | Frontage 92 +/- ft on Orange St / 86 +/- ft on Bond St | Deed: B41201 P 207

### PROPERTY FEATURES

- **Ground-to-Roof Harbor Views:** Rare topographical advantage provides inner harbor and boatyard views starting directly from the ground-level grass and expanding as you rise to a potential 45-foot rooftop deck.
- **Parking:** The natural downhill slope on Orange Street allows for a street-level, tucked-under parking entrance, drastically reducing deep excavation and shoring costs.
- **Development Opportunity:** This parcel is sold conceptually entitled with a formal Zoning Summary Memorandum (Perkins Thompson) and an 8-unit Massing Study (Kaplan Thompson Architects).
- **Neighborhood:** Walk to local West End restaurants, shops, cafes and notable amenities including Octillo, The Ugly Duckling, Rosemont Market, Ruski's, Chaval, The Western Promenade, and Waynflete Academy.

*"West Side Story: Portland, Maine's Quiet Corner is Worth Exploring"*  
— The Boston Globe [READ MORE](#)

SCAN TO VIEW  
COMPLETE  
DOCUMENTS  
AVAILABLE:





The Boston Globe

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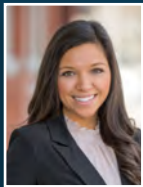
**LISTING  
BROKERS**



**Brit Vitalius**  
(M) 207.318.2555  
[brit@vitalius.com](mailto:brit@vitalius.com)



**Chris Sullivan**  
(M) 207.730.0884  
[chris@vitalius.com](mailto:chris@vitalius.com)



**Kayla Donoghue**  
(M) 207.310.1231  
[kayla@vitalius.com](mailto:kayla@vitalius.com)

