



# RESTAURANT BUILDING



## FOR LEASE

114 PREBLE STREET, PORTLAND, ME 04101

### PROPERTY HIGHLIGHTS

- Rare opportunity to bring your restaurant to a stand-alone building in the thriving Bayside neighborhood
- Convenient on-site, private parking lot for customers
- Outdoor seating area for the warmer months
- Growing neighborhood with The Armature recently completed and another planned housing development breaking ground just a block away.
- Join area businesses: Bayside Bowl, Wilson County BBQ and Batson River Brewing
- **Lease Rate: \$26.00/SF NNN**



## PROPERTY DETAILS

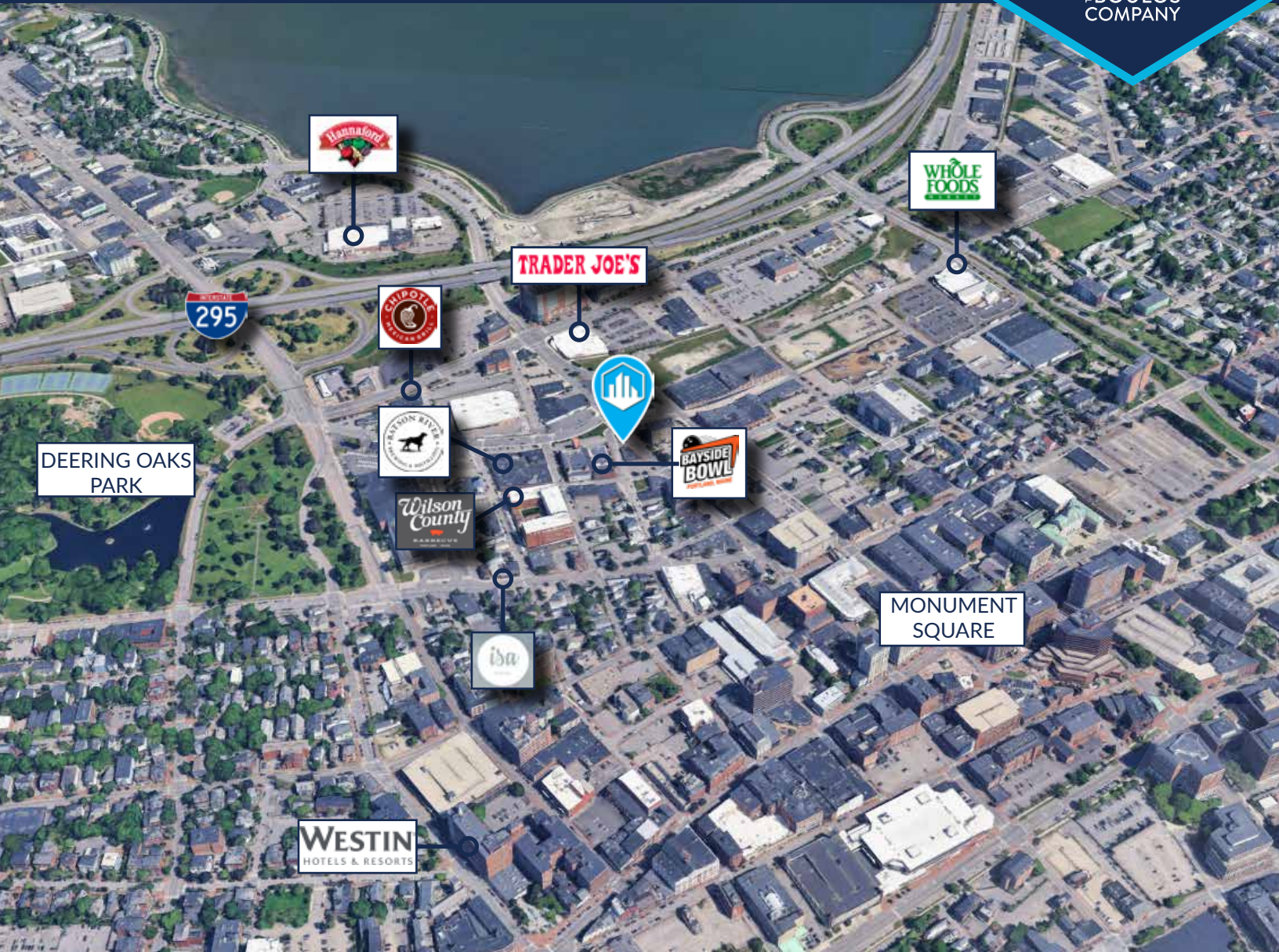
<b>OWNER</b>	Joy Real Estate, LLC	<b>UTILITIES</b>	Municipal Water & Sewer
<b>BOOK/PAGE</b>	30862 & 161 30862 & 166	<b>HEATING SYSTEM</b>	Central HVAC
<b>ASSESSOR'S REFERENCE</b>	Map 033, Lots 1, 2, & 3	<b>POWER</b>	Single Phase, 220 AMP
<b>BUILDING SIZE</b>	4,424± SF	<b>PARKING</b>	25± spaces in on-site lot
<b>LOT SIZE</b>	.279± AC	<b>WALKABILITY</b>	Walk Score of 97
<b>ZONING</b>	B-3	<b>LOT FRONTAGE</b>	563'
<b>YEAR BUILT</b>	1955	<b>EST. NNN EXPENSES</b>	TBD
<b># OF STORIES</b>	One (1)	<b>LEASE RATE</b>	\$26.00/SF NNN



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