

FOR SALE:

**161 Commercial Street
Portland, ME 04101**



COMPASS
COMMERCIAL BROKERS

Steve Baumann . President . CEO
241 US-1 4th Floor . Falmouth Maine 04105
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18,754 +/- SF

Sale Price: \$5,495,000

Compass Commercial Brokers is pleased to offer for sale 161 Commercial Street in Portland Maine. This 18,754 +/- SF landmark property sits at the corner of Commercial and Market street. Occupied by Leroux Kitchen, DEW, and SLR this is an excellent real estate investment for the buyer looking for a fully tenanted Retail/Office building in the heart of the Old Port. Built in 1850 originally as a warehouse, this Greek revival building has been renovated as a retail and office building. The property is also eligible for historic tax credits, offering the potential for a residential conversion on the upper floors in the future. With water views, historic touches, and easy access to I-295, 161 Commercial Street is an exceptional property for investors alike.



Property Information

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OWNER:	161 Commercial Street LLC
USE:	Retail and Office
YEAR BUILT:	1850
DEED:	Book: 38690 Page: 185
TAXES:	\$35,238.21
ZONE:	B-3
STORIES:	6 Story building +/- SF (Plus full basement used for storage)
CONSTRUCTION:	Brick/Stone
ELEVATOR:	Direct Elevator Entry
INTERIOR:	Exposed Brick and Beams
FLOORING:	Carpet and Hardwood
LIGHTING:	LED, track, accent mix, ample natural light
HVAC:	Gas Fired Heat / Central AC
ELECTRCITYY:	Circuit Breakers
RESTROOMS:	Private / For tenant on each floor
SIGNAGE:	Directory board in lobby, Commercial Street blade signs.
PARKING:	Street and area garages and Parking lots.
EXTERIOR:	Brick: extensive masonry repair/maintenance 2022
ROOF	Asphalt Shingle / Replaced 2021
ENTRY:	Retail from 161 Commercial Street, Offices through a dedicated lobby at 2 Market Street
TENANCY:	Fully Tenanted: Leroux Kitchen, SLR, DEW.



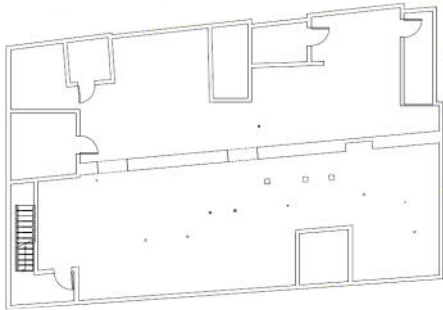
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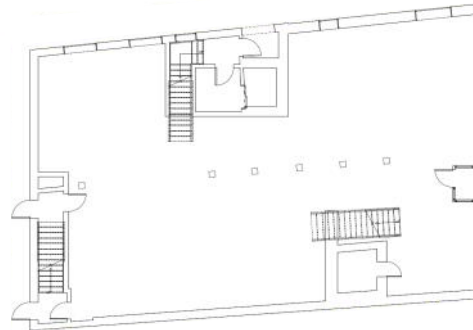
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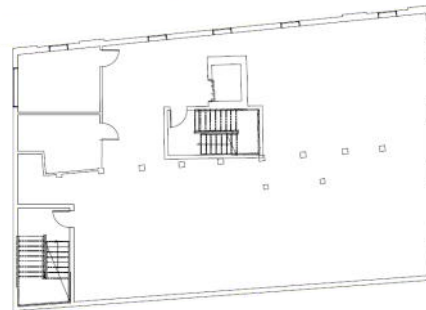
Basement



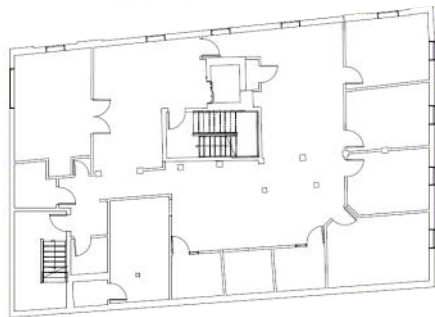
1st Floor



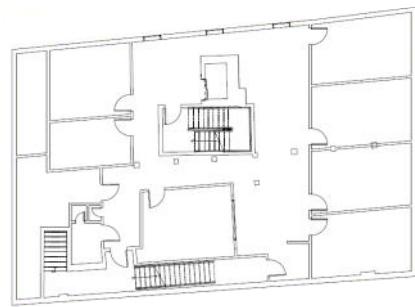
2nd Floor



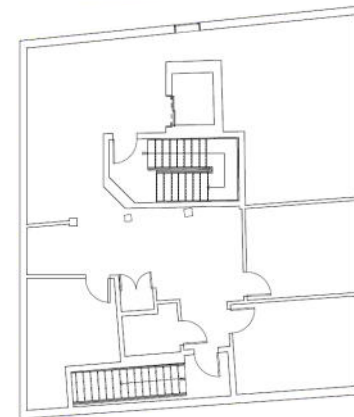
3rd Floor



4th Floor



5th Floor



6th Floor

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LeRoux Kitchen: 

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 re-define 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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Aerial

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