**For Lease – Restaurant/Retail Space**

**949 Forest Avenue, Portland, Maine**



**4,185 +/- sf Freestanding Restaurant/Retail Space**

**Location: 949 Forest Avenue, Portland, Maine**

***Presented By:***

***Akers Associates, Inc.***

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**Available Space: 4,185 +/- SF of Freestanding Restaurant/Retail Space**

**Types Of Uses: Restaurant/Retail**

**Building Size: 4,185 +/- SF**

**Zoning: B2 – Community Business**

**Lease Rate: $19.00/SF Triple Net (NNN)**

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**Property Summary**

Available for lease is a freestanding building located at 949 Forest Avenue in Portland, Maine. Located along one of Portland’s major arteries this freestanding building experiences a tremendous amount of traffic and visibility to go along with an abundance of on-site parking and yard space. The property has historically been operated as a restaurant containing a full kitchen with built in hood systems, commercial kitchen plumbing, natural gas for heat and kitchen appliances, built in walk in cooler, 2 sets of bathrooms, built in bar/counter, central air conditioning, high ceilings and open floor plan in dining area. The building also contains a 1,000 +/- sf basement used for storage, utilities and support for the kitchen. Furthermore restaurant equipment is available for the prospective tenant.

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**ADDRESS:** 949 Forest Avenue **TOTAL BUILDING SIZE:** 4,185 +/- SF

Portland, Maine

**OWNER:** 949 Forest Avenue, LLC **PROPERTY SIZE:** 0.54 +/- Acres

**ZONE DISTRICT:** B2 – Community Business **HEATING:** Gas & Electric – Hot Air

**AIR CONDITIONING:** Central Air System **ELECTRICITY:** 200 Amp

Electric

**WATER & SEWER:** Municipal **RESTROOMS:** 1 Full Set

**HOOD SYSTEMS:** Existing Hoods **EXISTING EQUIPMENT:** FF&E Can Be Purchased

Separately

**LEASE RATE:** $19.00/SF NNN **PARKING:** Abundant

**TRIPLE NET (Tax & Insur):** $3.96/SF **AVAILABILITY:** October 2019

**Aerial**



Traffic Count (2017): – 19,540 automobiles per day - Maine Depart. of Transportation

**Additional Pictures**











