

FOR SALE



MIXED-USE RESTAURANT & RETAIL OPPORTUNITY ON HIGHLY-VISIBLE VERANDA STREET

14 & 18 VERANDA STREET, PORTLAND, ME 04103

PROPERTY HIGHLIGHTS

- 14 Veranda Street consists of a 4,637± SF mixed-use building with ground-floor restaurant space and a newly remodeled second floor two-bedroom residential apartment
- 18 Veranda Street features a 792± SF freestanding retail building currently operated as an ice cream stand (Beal's Old Fashioned Ice Cream)
- Strong live-work play dynamics with restaurant, residential, and retail users clustered together in a walkable, commuter friendly location near the future entrance of The Roux Institute at Northeastern University
- Excellent exposure to commuter, neighborhood, and destination traffic via the I-295 Veranda Street interchange and high-traffic Washington Avenue corridor (26,150± ADT)
- Flexible exit strategy: hold as an income-producing portfolio, reposition either building for owner-occupancy, or sell individually over time. Each property can be purchased separately
- Sale Price: \$935,000 | 14 Veranda Street
- Sale Price: \$480,000 | 18 Veranda Street
- Sale Price: \$1,415,000 | Combined




**THE BOULOS
COMPANY**

FOR SALE | MIXED-USE RESTAURANT & RETAIL

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PROPERTY DETAILS

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OWNER	Rockprop, LLC & East Deering Properties, LLC
ZONING	B-2b - Community Business
UTILITIES	Municipal
LOT FRONTAGE	111'
TRAFFIC COUNT	26,150± ADT (Washington Ave)

14 VERANDA STREET

BUILDING SIZE	4,637± SF
ASSESSOR'S REFERENCE	429-C-6
DEED REFERENCE	19599/288
LOT SIZE	0.1163± AC
YEAR BUILT	1910 (Apartment Renovated 2025)
NUMBER OF STORIES	Two (2)
HEATING & COOLING	Heat Pumps / Gas Fired Wall Mounted Furnace
SPRINKLERS	Wet System
RESTROOMS	Private
PARKING	10± on-site
ANNUAL R.E. TAXES	\$7,513.86
SALE PRICE	\$935,000

18 VERANDA STREET

BUILDING SIZE	792± SF
ASSESSOR'S REFERENCE	429-C-7
DEED REFERENCE	19599/299
LOT SIZE	0.1376± AC
YEAR BUILT	1940
NUMBER OF STORIES	One (1)
HEATING & COOLING	AC Unit
RESTROOMS	Private
PARKING	15± on-site
ANNUAL R.E. TAXES	\$2,681.12
SALE PRICE	\$480,000

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