



THE BOSTON
RESTAURANT
GROUP, INC.

FOR SALE IN BOSTON – NORTH STATION / TD GARDEN:
FORMER PORTERS BAR & GRILL + RETAIL CONDO

2500 SF Restaurant with All Alcohol License + 260 sf Retail Space

LOCATION:

175 Portland Street Boston, Massachusetts 02114

Well located in the heart of the North Station - TD Garden entertainment zone, surrounded by Hotels, new Office and Residential development.

HOTELS: *Citizen M, Marriott Courtyard Bos/No.Station, Hotel Indigo by IHG, Meco Hotel, Pennyweight Hotel (Hilton Curio), Eurostars The Boxer*

EVENTS: *Year-round at TD Garden: Celtics (41 games), Bruins (41 games), and various concerts (140).*

RESIDENTIAL: *Avalon North Station, The Beverly, Avenir, The Victor, The Subbury, Alcott Apts, West End & North End neighborhoods*

OFFICE: *Nearby are One Congress (State Street Bank), Rapid 7, Converse, O'Niell Fed Courthouse, Haymarket, and Bulfinch Triangle & Government Center.*

AREA FOOD:

Hub Hall Food Hail, A&B Kitchen, Alcove, Night Shift Brewing, Tavern in the Square, Hurricanes, The Harp, WestEnd Johnnies, Banners Kitch&Tap

SPACE:

The restaurant is approx. 2486 sf plus a small bsmt storage area. Occupancy 90. Dining area, Full Bar, Full kitchen with Hood/Ansul, Prep Areas, multiple Bathrooms. Well laid out & very adaptable to any concept

LICENSES:

The restaurant has a 2:00 AM All Alcoholic Beverages License

RETAIL CONDO:

In addition to the restaurant space, there is an adjacent 259 sf, stand-alone, retail space with access directly to Portland Street.

PRICE:

Restaurant Condo, FF&E & All Alcohol License: \$2,850,000

Adjacent 269sf Retail Condo \$285,000



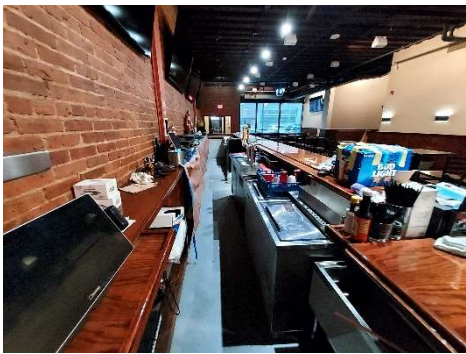
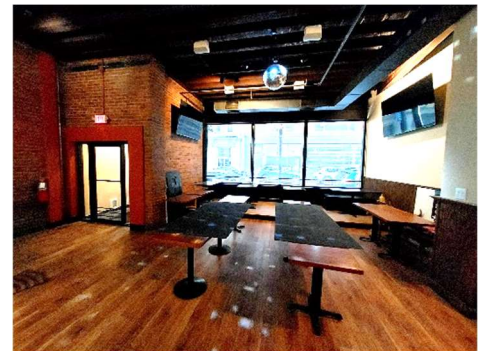
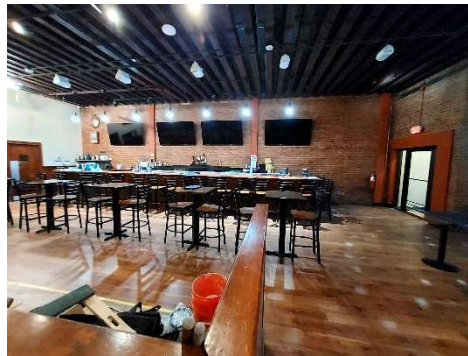
CONTACT:

Martin Benoit, 617.877.5257
Martin@VantagePointRetail.com





175 PORTLAND STREET BOSTON – FORMER PORTERS BAR & GRILL
FULL RESTAURANT & RETAIL CONDO



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No representations, express or implied, are made as to the accuracy of the information contained herein. Property is offered subject to prior sale, lease, or withdrawal, without notice.

**FOR SALE – 175 Portland St Boston – Former Porter's
2500 SF Restaurant with All Alcohol License + 260 sf Retail Space**

HUB ON CAUSEWAY
440 RESIDENTIAL UNITS,
256-KEY HOTEL, 500,000 SF OFFICE,
250,000 SF RETAIL, 800 PARKING
SPACES



**AVALON AT
NORTH STATION**
500 LUXURY
RESIDENTIAL UNITS



**TAVERN
in the
SQUARE**



LOVEJOY WHARF
157 LUXURY
CONDOMINIUMS



ROW HOUSE



THE BEVERLY
239 RESIDENTIAL UNITS,
220-KEY HOTEL
**CENTRAL
ROCK GYM**

THE VICTOR
286 RESIDENTIAL UNITS

ONE CANAL
320 RESIDENTIAL
UNITS
CITY WINERY

**NORTH
END**



AVENIR
240 LUXURY
RESIDENTIAL UNITS



**CUPPA
COFFEE**
ESPRESSO BAR

**BULFINCH CROSSING
DEVELOPMENT
(UNDER CONSTRUCTION)**
800 UNITS
200 HOTEL ROOMS
1.15M SF OFFICE
83,000 SF RETAIL



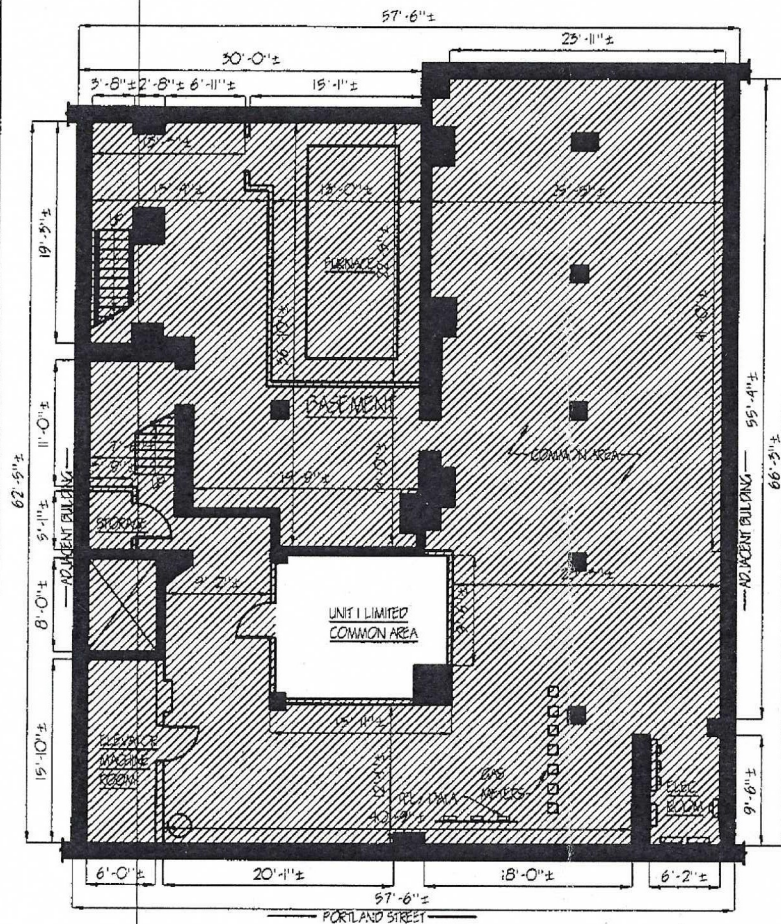
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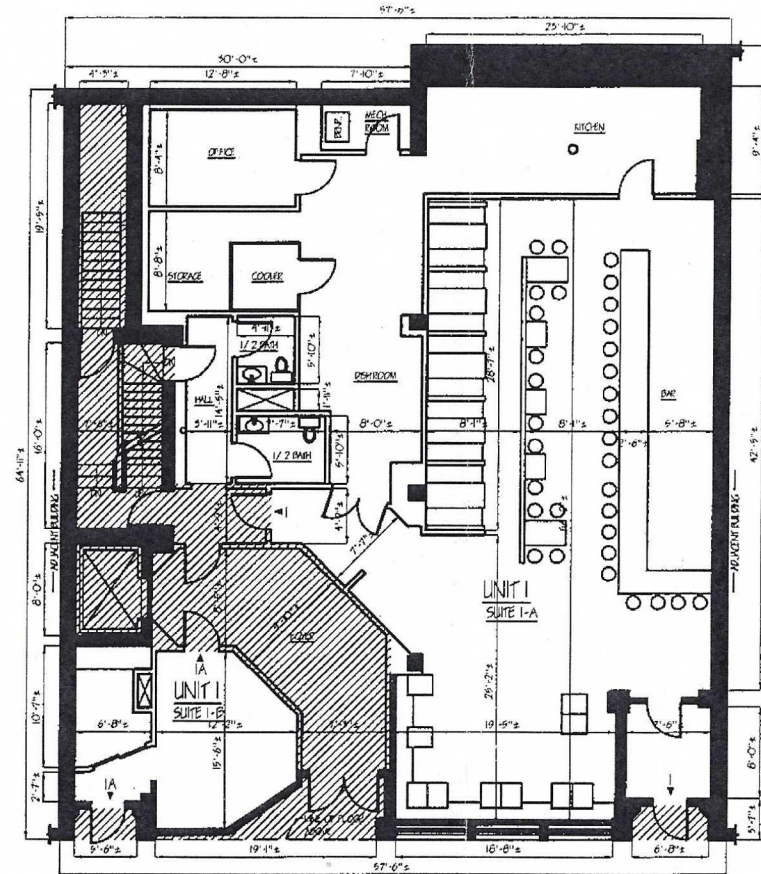
SITE



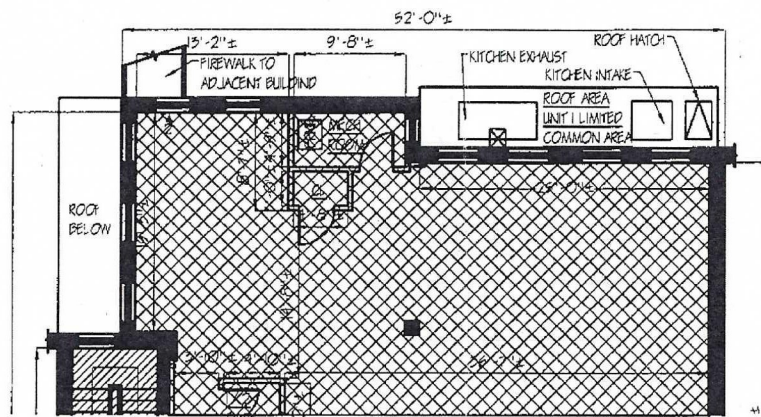
Contact: Martin Benoit, 617.877.5257 Martin@VantagePointRetail.com
Charles Perkins, 978.887.9895 CPerkins@bostonrestaurantgroup.com



1 BASEMENT FLOOR PLAN



2 FIRST FLOOR PLAN



3 PARTIAL SECOND FLOOR PLAN

UNIT DEED

175 PORTLAND STREET
CONDOMINIUM

UNIT 1	
SUITE 1-A	2486 SF. ±
SUITE 1-B	269 SF. ±
BASEMENT LIMITED COMMON AREA	177 SF. ±
ROOF LIMITED COMMON AREA	135 SF. ±

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGENCY OF DEEDS.

Arthur K.F. Choo 11-29-06

ARTHUR K.F. CHOO DATE

I HEREBY CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE UNIT DESIGNATIONS OF THE UNIT BEING CONVEYED AND IMMEDIATE ADJOINING UNITS, AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE, AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS AS BUILT ON 9-20-2005.

Arthur K.F. Choo 11-29-06

ARTHUR K.F. CHOO DATE

175 PORTLAND STREET
CONDOMINIUM
BOSTON, MA
UNIT DEED - UNIT 1

