

# FOR LEASE

## Commercial Kitchen

707± SF | \$1,200/MO. NNN



## 171 Ocean Street, South Portland

### Property Highlights

- *South Portland Millcreek location*
- *Minutes from Downtown Portland*
- *Parking on-site*



### Property Description

We are pleased to offer a 707± SF commercial kitchen/catering space for lease at 171 Ocean Street in South Portland. Located in the highly desirable Millcreek area of South Portland with on-site parking. The space has a commercial hood and two grease traps. Ideal space for food trucks and caterers.

### Broker Contact

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## Property Overview

Owner	Double S Investments LLC
Building Size	6,085± SF
Available Lease Space	707± SF
Lot Size	0.23± acres
Deed Reference	Map 14, Lot 191
Zoning	Millcreek Core District (MCC)
Construction	Masonry
Flooring	Tile/concrete
Utilities	Municipal water and sewer
HVAC	Natural-gas forced hot air
Electrical	200 Amps
Lighting	Fluorescent fixtures
Bathrooms	One (1) - shared
Sprinkler System	No
Parking	Paved parking on-site

**FOR LEASE : \$1,200/MONTH NNN - Estimated NNNs : \$5.75/SF**



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.