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***

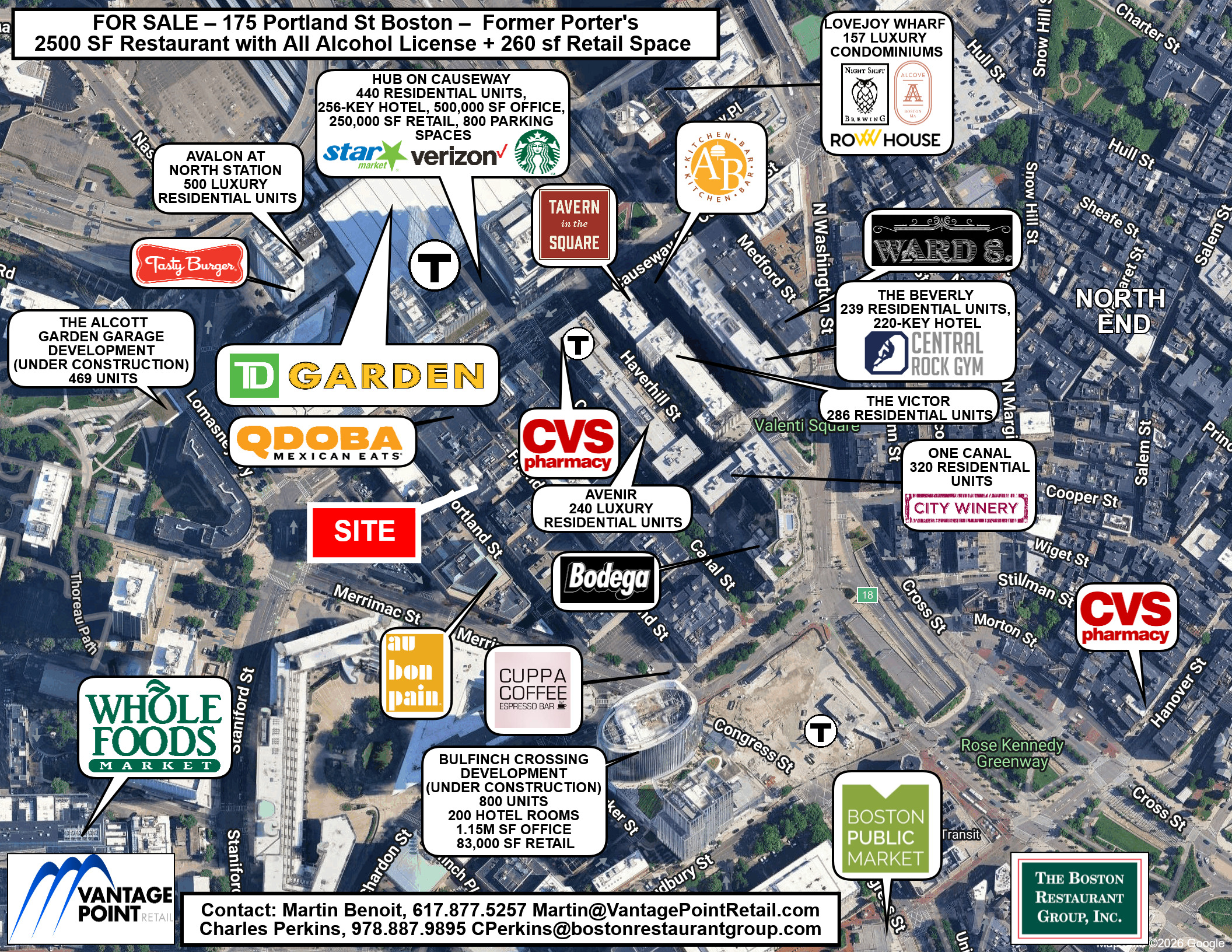
Adjacent 269sf Retail Condo $285,000

CONTACT:

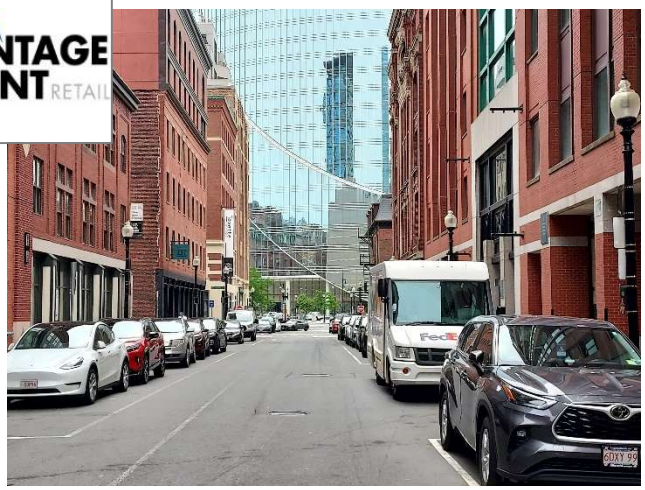
Martin Benoit, 617.877.5257
Martin@VantagePointRetail.com

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

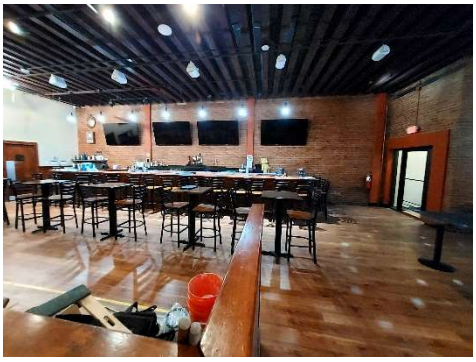


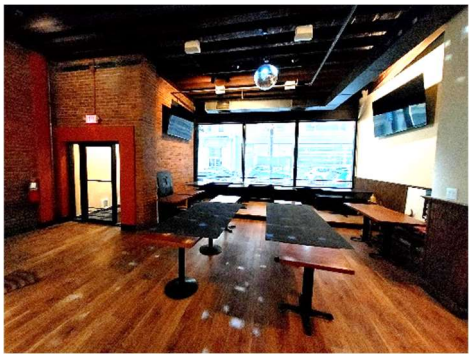
Contact: Martin Benoit, 617.877.5257 Martin@VantagePointRetail.com
Charles Perkins, 978.887.9895 CPerkins@bostonrestaurantgroup.com

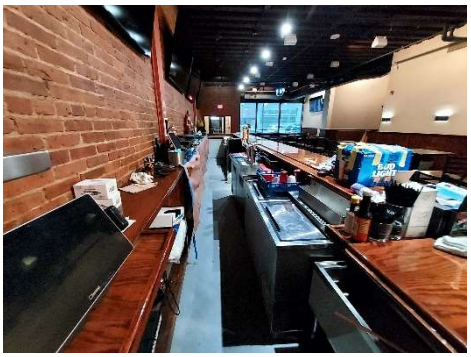


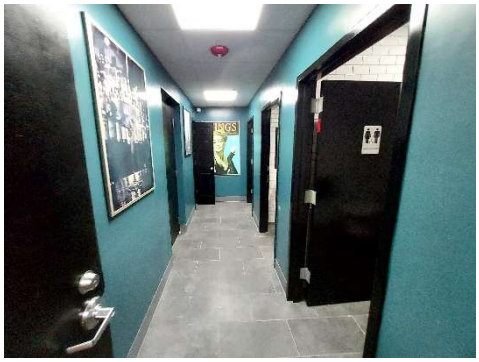
175 PORTLAND STREET BOSTON – FORMER PORTERS BAR & GRILL

FULL RESTAURANT & RETAIL CONDO









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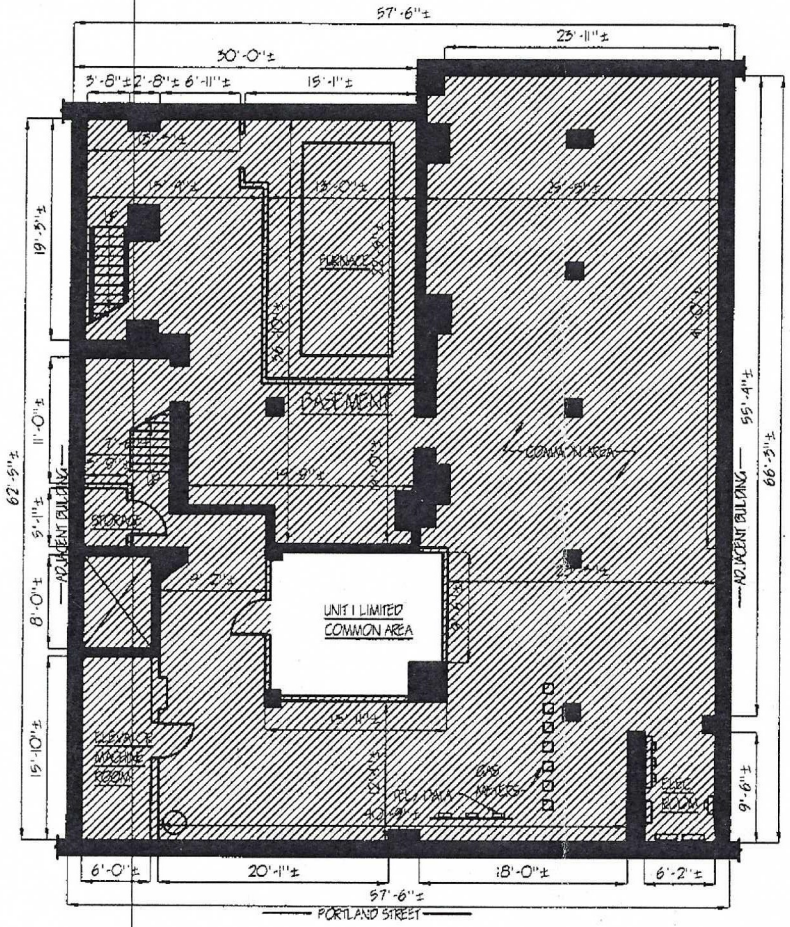
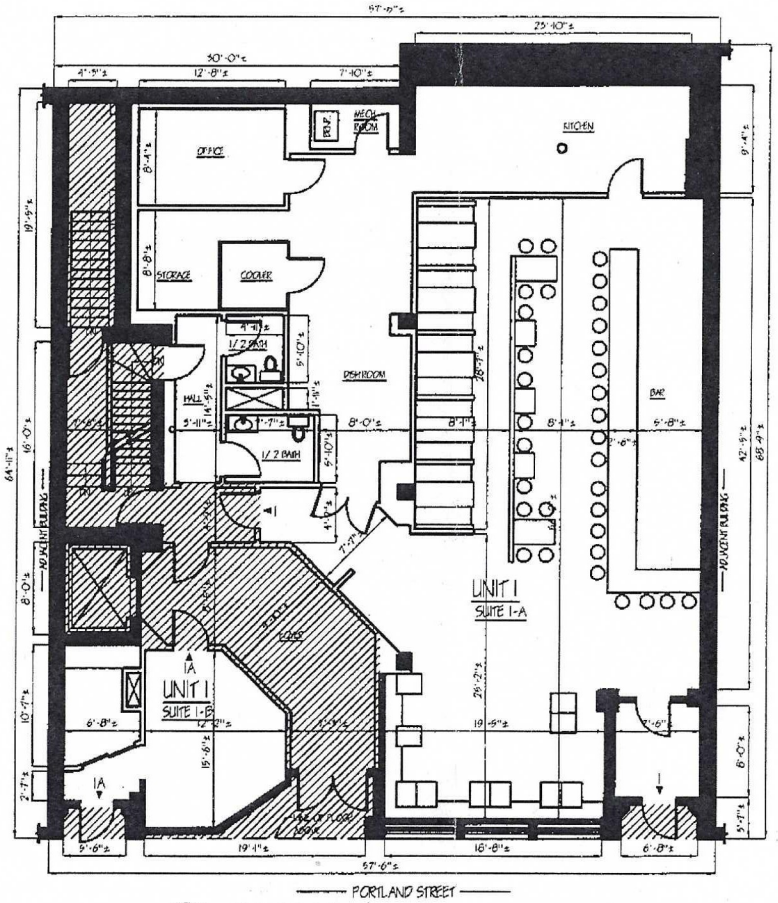
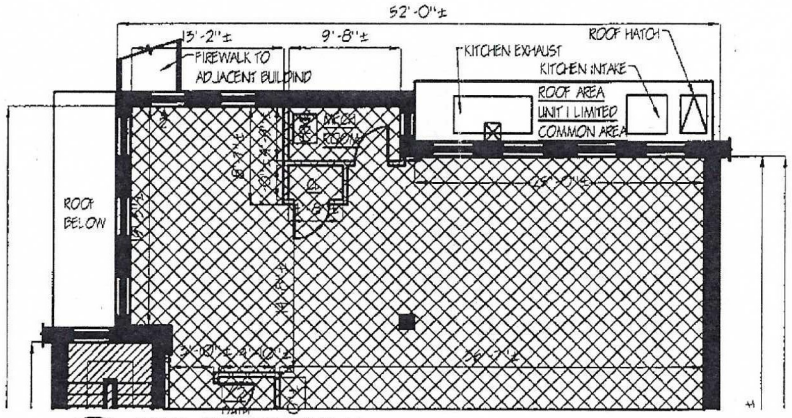
REGISTERED ARCHITECT
ARTHUR K.F. CHOO
No. 8319;
BOSTON
MASS.
COMMONWEALTH OF MASSACHUSETTS



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 S.F.±
SUITE 1-B	299 S.F.±
BASEMENT LIMITED COMMON AREA	177 S.F.±
ROOF LIMITED COMMON AREA	136 S.F.±

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

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 9-20-2006.

11-29-06

ARTHUR K.F. CHOO DATE

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

UNIT AREA
COMMON AREA
ADJACENT UNIT

0' 1' 7'
6" 5'

PR. # 25247

(PAGE 1 OF 2 FOR UNIT 2) PAGE 1 OF 2