

FOR SALE

Historic Mixed-Use Property

11,298± SF | \$2,090,000

Seller/Occupant is relocating and expanding to a new facility in the fall of 2025



172 State Street & 105 Winter Street Portland, Maine

- *Prominent Historic Building in Portland's West End*
- *0.22± Additional Parking Lot/Development Site*
- *Excellent Redevelopment or Conversion Opportunity*

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Property Description

We are pleased to offer this rare opportunity to acquire a distinctive 8,390± SF historic building situated on 0.38± acres at 172 State Street, in the heart of Portland's West End neighborhood. This 3-story, mixed-use property offers outstanding potential for owner/user office space, residential conversion, redevelopment, or a creative reimagining. Currently home to Conroy-Tully Walker Funeral Homes, the building features multiple private offices, expansive gathering spaces, and a beautifully remodeled apartment, blending historic charm with modern updates. Additionally, the property includes a detached 4-bay carriage house for parking and storage, and a connected 0.22± acre parking lot with 2-bay garage at 105 Winter Street. Set within Portland's West End—an area celebrated for its Victorian architecture and charming atmosphere—this unique property presents a rare chance to invest in one of the city's most desirable neighborhoods.



172 State Street

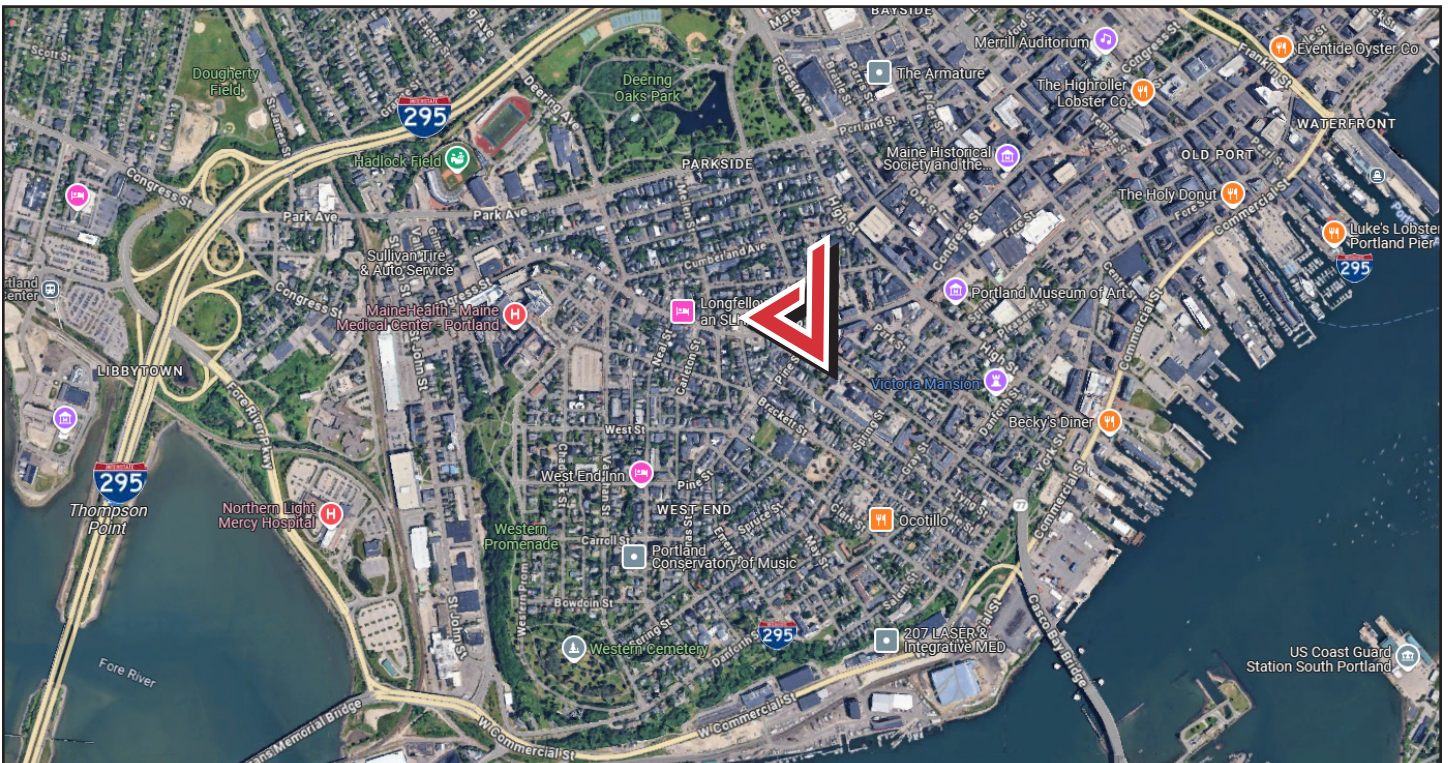
Owner	ARW Real Estate, LLC
Building Size	8,390± SF main building and a freestanding two-story, 2,044± SF 4-bay carriage house
Lot Size	0.38± acres
Assessor's Reference	Map 45, Block C, Lot 3
Deed Reference	Book 31826, Page 100
Annual Taxes	\$20,005.33 (FY25)
Zoning	B-1, Neighborhood Business
Year Built	1900
Number of Stories	Three (3) story main building and two (2) story garage
Roof	Pitched with slate and rubber membrane on main building. Pitched with architectural shingles on carriage house
Siding	Clapboard
Flooring	Carpet and hardwood in main building and concrete slab in carriage house
Utilities	Public water/sewer, natural gas, electricity, cable, telephone
Electrical	100 Amp, 120/230 volt
HVAC	Main Building: Oil-fired hot water boiler (2010), and a rooftop AC serving the first floor Carriage House: propane-fired Rinnai heater, wall-mounted AC
Elevators	Cargo lift in carriage house & basement
Parking	Fifteen (15) spaces
Miscellaneous	Entire property is fenced-in. Deed restriction prohibiting future funeral home use will be recorded upon conveyance. Good candidate for historic tax credits.

105 Winter Street

Owner	ARW Real Estate, LLC
Building Size	864± SF garage
Lot Size	0.22± acres
Assessor's Reference	Map 45, Block C, Lot 24
Deed Reference	Book 31826, Page 100
Annual Taxes	\$3,477.82 (FY25)
Zoning	RN-4, Residential Neighborhood
Parking	Fourteen (14) spaces

FOR SALE : \$2,090,000

172 State & 105 Winter



172 State & 105 Winter



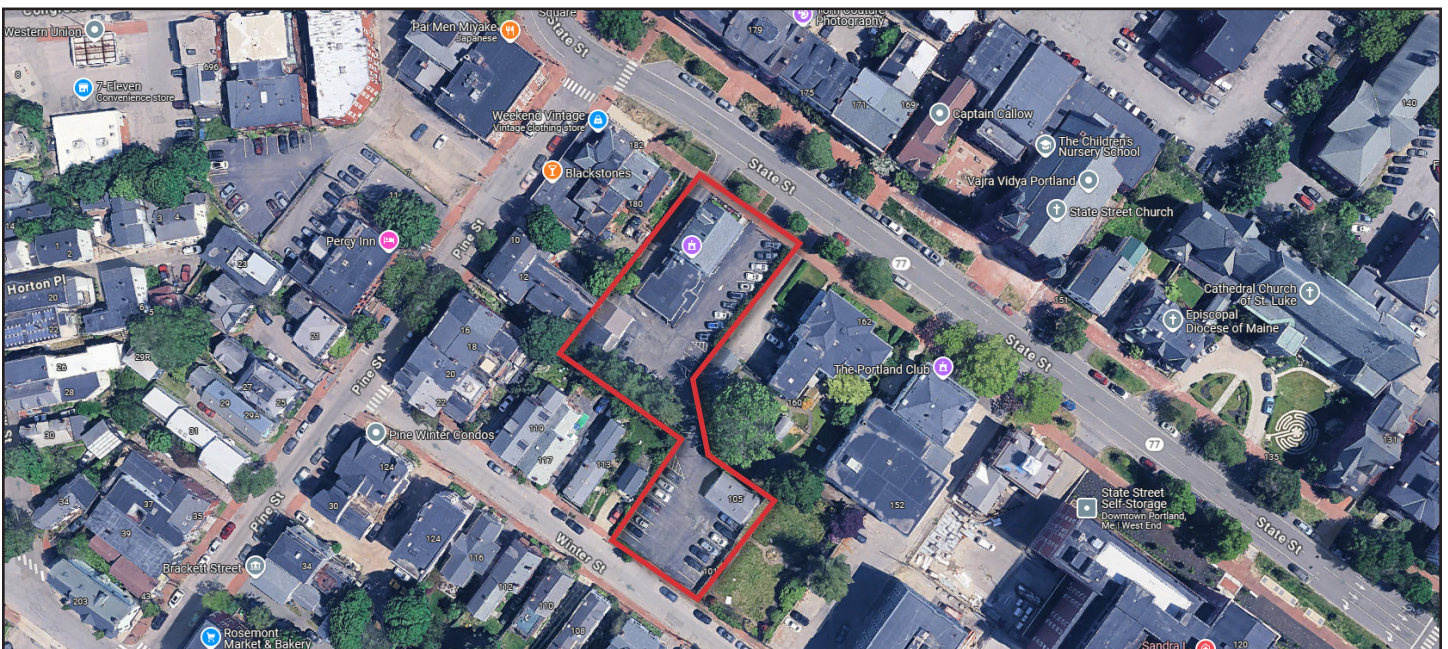


2ND FLOOR



SCALE: 1/8" = 1'-0"

172 State & 105 Winter





Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to the basic services** required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.