

FOR SALE AND/OR FOR LEASE • INVESTMENT PROPERTY

690 Bath Road • Wiscasset, ME



- Currently used as a restaurant
- Located on 2± Acres
- 54± indoor seating capacity with 50± outdoor seating
- Highly visible location with traffic counts on Bath Road of 18,990± cars/day (AADT, 2022)
- Additional revenue with two bedroom apartment unit

REAL ESTATE SALE PRICE: ~~\$975,000~~ \$895,000

LEASE RATE: \$6,500/MONTH MG



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PROPERTY SUMMARY

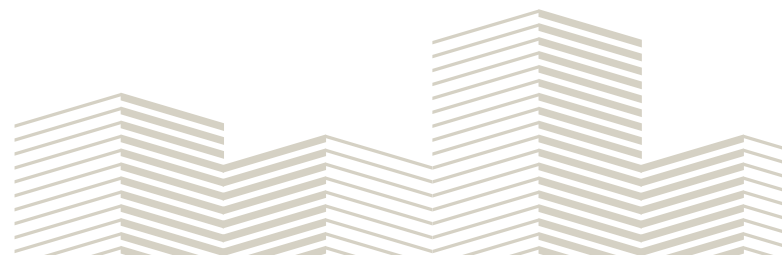
690 Bath Road • Wiscasset, ME

Site Info

OWNER:	Dana Long
DEED:	Book 5443, Page 253-254
ASSESSOR:	Map U17, Lot 2A
LOT SIZE:	2.00± AC
SIGNAGE:	On building and at Pylon on Bath Rd
PARKING:	Ample on-site
ROAD FRONTAGE:	200' ± on Bath Rd.
TRAFFIC COUNT:	8,990± cars/day (AADT, 2022) on Bath Road (Route 1)
ZONING:	Commercial
PROPERTY TAXES:	\$ 7,909.42 (2025)

Building Info

BUILDING SIZE:	4,700± SF
RESTAURANT SPACE FOR LEASE:	2,400± SF
YEAR BUILT:	1988
CONSTRUCTION:	Masonry
ROOF:	Shingles
SIDING:	Shingles
FLOORING:	Concrete
ELECTRICITY:	Circuit breakers
HVAC:	Direct vent; heat pump; hot water, electric
UTILITIES:	Public water & sewer
KITCHEN:	Yes, commercial kitchen
RESTROOM:	Two (2) bathrooms
SPRINKLER:	No



INTERIOR PHOTOS

690 Bath Road • Wiscasset, ME



INTERIOR PHOTOS

690 Bath Road • Wiscasset, ME



KITCHEN PHOTOS

690 Bath Road • Wiscasset, ME



TAX MAP

690 Bath Road • Wiscasset, ME



FIVE MILE DEMOGRAPHICS

690 Bath Road • Wiscasset, ME



7,294
Population

2.3
Average Household Size

49.9
Average Age

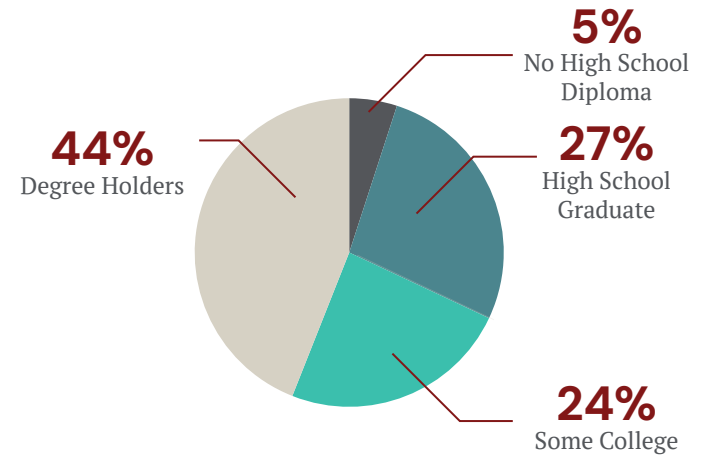
\$91,599
Average Household
Income



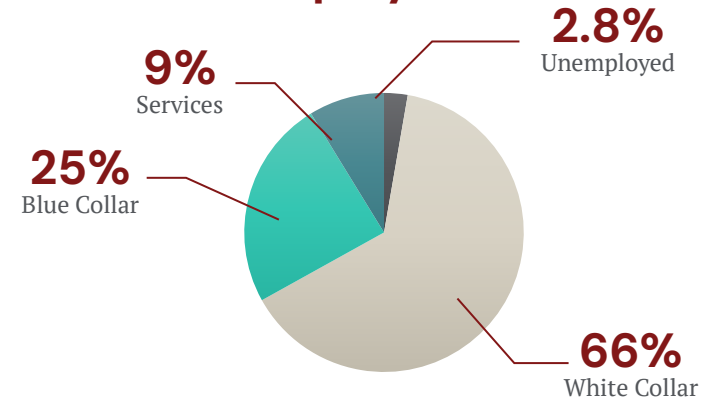
348
Total Businesses

2,497
Total Employees

Education



Employment



LOCATION MAP

690 Bath Road • Wiscasset, ME



NEARBY

STAY

- Best Western
- Wiscasset Woods Lodge

DINE

- DUNKIN' DONUTS
- Market Place Cafe
- McDonald's
- THE SEA BASKET
- SUBWAY

SHOP

- shaws
- Wiscasset Trading Post

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