

FOR SALE | LENNY'S AT HAWKES PLAZA

10 & 16 Hardy Road | Westbrook, ME



HIGHLIGHTS

- Fully operational business with established brand identity, reputation, and customer base
- Restaurant with space for live performers, with a spacious outdoor patio & event space
- This 1.42± AC parcel has the potential for redevelopment
- Sale includes the business & real estate, website, and transfer of future booked events



BUSINESS & REAL ESTATE SALE PRICE: \$689,000



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SUMMARY

10 & 16 Hardy Road | Westbrook, ME



OWNER: Rumble Investments, LLC

DEED: Book 2422, Page 267

ASSESSOR: Map 23, Lot 4, Unit C & B

LOT SIZE: Lot 4B: 1.0± AC
Lot 4C: 0.42± AC
Combined: 1.42± AC

BUILDING SIZE: Restaurant: 4,105± SF
Barn: 2,084± SF
Combined: 6,189± SF

YEAR BUILT: 1974

CONSTRUCTION: Wood frame

ROOF: Asph/F GlS/Cmp

SIDING: Wood shingle

FLOORING: Carpet and wood

ELECTRICITY: Restaurant: 400-Amp

HVAC: Heat pump; Hot air;
Propane

UTILITIES: Public water and private
sewer (installed in 2016)

RESTROOM: Four (4)

SPRINKLER: Yes; wet & dry

SIGNAGE: Pylon on Bridgton Rd (302)
and on building

PARKING: Ample parking on site

ROAD FRONTAGE: 143' on Hardy Rd
270' on Bridgton Rd (302)

ZONING: Highway Services

PROPERTY TAXES: \$9,583.97

SALE PRICE: \$689,000



BUSINESS WRITE UP

10 & 16 Hardy Road | Westbrook, ME



This is your opportunity to own one of Maine's historic commercial landmarks with three buildings on Maine's second highest traveled highway. Located only eight miles from downtown Portland and five miles from exit 8 of the Maine turnpike. The area is experiencing a phenomenal residential and commercial growth. Hundreds of new homes are being built as people are moving to Maine from many places for the quality of life. Rt 302 is a major connector that leads to the recreational areas of Sebago Lake, ski slopes and the White Mountains of New Hampshire.

The first floor of the main building is home to Lenny's Pub, established in 2016 by Bill Umbel the current owner. Lenny's has become a go to destination in Northern New England for great roots-based music on a local and national level. The creative culinary menu has been a focal point of what has become a popular destination. There is an additional three thousand square feet in the building that would allow for expansion of the restaurant and or room for additional business possibilities.

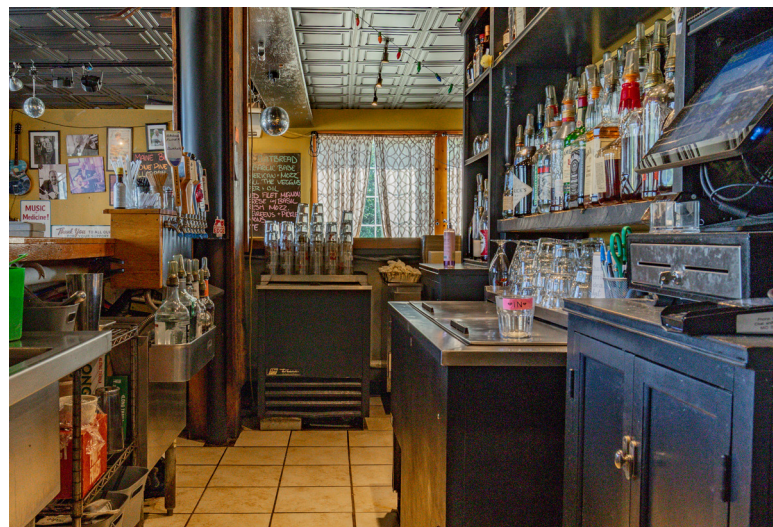
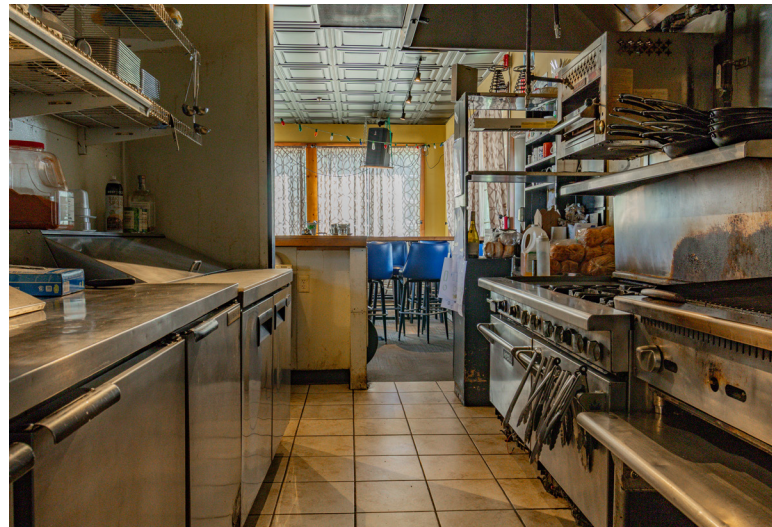
FIXTURES, FURNITURE & EQUIPMENT

10 & 16 Hardy Road | Westbrook, ME



FF&E

- 42 tables for outside and inside
- 220 chairs for outside and inside
- Five picnic tables
- One 30' by 50 event tent
- One 6' bev air sandwich prep table
- One 4' grista sandwich prep table
- One 3' ft freezer
- One 6 burner Imperial stove with flat top
- One 3' char broiler
- Three pitco deep fryers
- One 3 bay bar sink
- One 2' glass chiller
- One GE 5' freezer
- Two 5' upright freezers
- One bunn coffee maker
- One imperial convection oven
- Five stainless prep tables
- One CMA model EC-2 dishwasher
- One micromatic beer line chiller
- One 3 bay dish sink
- One Hozhizaki ice maker
- One prep sink
- One 4' true beer cooler
- One focus POS system 2 years old
- One Vitamix blender



INTERIOR PHOTOS

10 & 16 Hardy Road | Westbrook, ME



EXTERIOR PHOTOS

10 & 16 Hardy Road | Westbrook, ME



BARN PHOTOS

10 & 16 Hardy Road | Westbrook, ME



REVIEWS

10 & 16 Hardy Road | Westbrook, ME



Google 4.7 ★★★★★ 235 reviews

"Fun bartenders/staff, GREAT pub food (totally wasn't expecting that), good beer selection, and live music. Plus the history of the place was so interesting. We will definitely be back!"

"Historic and iconic Maine music location. Great local live music. Early evening hours. Not rowdy. Great food, beer selection and easy parking."

"AMAZING! The food is great quality, the waitress was very welcoming. The cheesecake is the best i ever had! The fish was enormous and so crispy and flaky. The live music was so relaxing! All over was a GREAT first experience EVER!"

"Awesome place to see live music. Small and intimate. Plenty of room to move around even during a sold out show. Sound and lighting was great too."

Where Great Food, Music & Friends Meet!

**FRIDAY
SEPT. 12TH**
6:30 PM to 9:00 PM


Continental Shakedown!

Lenny's
AT BARNES PLAZA
WESTBROOK, MAINE
Food • Music • Friends
Call 207-591-0117

CONTINENTAL SHAKEDOWN

Power Blues-Rock band
from Central Maine featuring
Ken Goodman / Charlie Bradbury
Dave Wakefield & Lane Kaplan!

\$5 Cover Charge
FREE PARKING!
FIRST COME BASIS!
www.lennyspub.com



SATURDAY, SEPTEMBER 13TH 5PM

motor booty affair

**THE ULTIMATE
DISCO
PARTY BAND**

Lenny's
AT BARNES PLAZA
WESTBROOK, MAINE
Food • Fun • Friends

WITH SPECIAL GUEST
**THE INCOMPARABLE
TRAVIS JAMES
HUMPHREY**

TICKETS \$25 ONLINE, IN PERSON,
OR CALL 207-591-0117
RAIN OR SHINE



Wednesday Sept. 10th!

The Lazzlo Family Band

Lenny's
AT BARNES PLAZA
WESTBROOK, MAINE
Food • Music • Friends

"Presents"
**THE LAZZLO
FAMILY BAND!**

"Music For
Cool Cats!"

6:30-9:00PM
Wednesday
Sept. 10th

(Rte. 302) 1274 Bridgton Rd.,
Call 207-591-0117
www.lennyspub.com



TAX MAP

10 & 16 Hardy Road | Westbrook, ME



BUSINESS & REAL ESTATE FOR SALE | LENNY'S

10 & 16 Hardy Road | Westbrook, ME



Highland Lake

Hardy Road

SUBJECT PROPERTY

Bridgton Rd (Route 302)

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