

PRICE REDUCTION!

FOR SALE



MIXED-USE INVESTMENT NEAR SEBAGO LAKE

256 SEBAGO ROAD, SEBAGO, ME 04029

EXECUTIVE SUMMARY

SIX BUILDINGS ON 3.95± ACRES

The Boulos Company is pleased to present a rare mixed-use investment opportunity that offers a dynamic combination of stable residential income, versatile commercial spaces, and unmatched location just steps from Sebago Lake's town beach.

Situated on 3.95± acres on heavily trafficked Route 114, the offering includes three (3) fully-leased residential homes, a mobile home pad, and three (3) distinct commercial buildings, anchored by a turnkey restaurant with all FF&E included in the sale.

With its prime location, established presence, existing rental income, and small-town charm, 256 Sebago Road is perfectly positioned to support new and established ventures, and investors looking to expand into Maine.

This extraordinary property is offered for sale for:

~~\$1,350,000~~
\$1,250,000

LEASING DETAILS

- **Restaurant:** \$3,000 / month
- **Barn:** \$2,000 / month
- **Rear Garage:** \$1,500 / month



PROPERTY HIGHLIGHTS

- **Diverse Income Potential** – Three fully leased residential homes plus a mobile home pad provide steady rental income to offset operating costs or mortgage payments.
- **Turnkey Restaurant Opportunity** – Main commercial building is a beautifully finished restaurant with new FF&E included, ready for immediate operation.
- **Event-Ready Barn Space** – Renovated barn offers a versatile, character-rich venue for weddings, private events, or creative commercial concepts.
- **Prime Lakeside Location** – Situated on 3.95 acres just steps from Sebago Lake's town beach, offering unbeatable visibility and year-round foot traffic.
- **Future Development Potential** – Excess land at the rear of the property provides expansion opportunities for additional commercial, residential, or mixed-use projects.

SALE PRICE: ~~\$1,350,000~~ \$1,250,000*

*Portions of the property may be sold separately (see page 6).

LEASE DETAILS:

- **Restaurant:** \$3,000 / month
- **Barn:** \$2,000 / month
- **Rear Garage:** \$1,500 / month



PROPERTY DETAILS

OWNER GRAND CENTRAL WINE BAR, LLC

DEED REFERENCE Book 40105, Page 182

ASSESSOR'S REFERENCE Map 021, Lot 003

BUILDING SIZE

10,000± SF (Total)

- Restaurant (Main Building) - 1,790± SF
- Barn - 1,932± SF
- Rear Garage - 1,300± SF
- 260 Sebago Road (Residence)
- 258 Sebago Road (Residence)
- 3 Richards Circle (Residence)
- Mobile Home Pad

LOT SIZE 3.95± acres

ZONING Village District

REAL ESTATE TAXES \$8,446/year (FY 2024/2025)

SALE PRICE ~~\$1,350,000~~ **\$1,250,000**

**LEASE PRICE
(COMMERCIAL SPACES ONLY)**

- Restaurant - \$3,000 / month
- Barn - \$2,000 / month
- Rear Garage - \$1,500 / month

RESTAURANT

SIZE 1,790± SF

YEAR BUILT 1956

YEAR RENOVATED 2022

HEATING / COOLING Heat Pump

UTILITIES Private water & sewer

PARKING 20± on-site, surface spaces

BARN

1,932± SF

- First (1st) Floor - 1,260± SF
- Second (2nd) Floor - 672± SF

RENOVATIONS New siding and electrical

REAR GARAGE

SIZE 1,300 ± SF



260 SEBAGO ROAD

BED / BATH

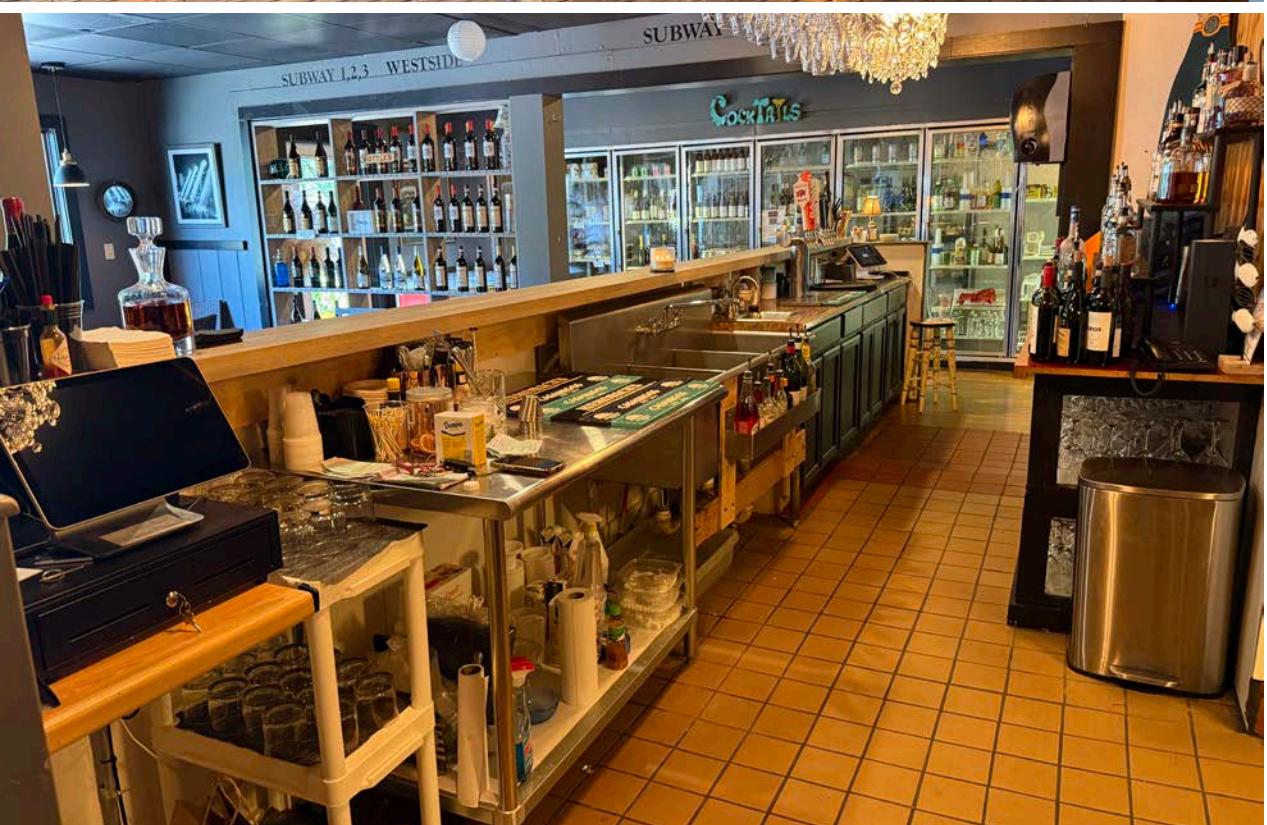
2BR / 1BA

RENTAL INCOME

\$2,000 / month

UTILITIES

Tenant: Heat & Electricity
LL: Water, Garbage, Snow



258 SEBAGO ROAD

BED / BATH

1BR / 1BA

RENTAL INCOME

\$1,775 / month

UTILITIES

Tenant: Heat & Electricity
LL: Water, Garbage, Snow

3 RICHARDS CIRCLE

BED / BATH

1BR / 1BA

RENTAL INCOME

\$1,850 / month

UTILITIES

Tenant: Heat & Electricity
LL: Water, Garbage, Snow

MOBILE HOME PAD

RENTAL INCOME

\$500 / month



7

MOBILE HOME PAD

3

REAR GARAGE

6

3 RICHARDS CIRCLE
(RESIDENCE)

2

BARN

1

RESTAURANT

4

260 SEBAGO ROAD
(RESIDENCE)

5

258 SEBAGO ROAD
(RESIDENCE)

PORTIONS OF THE PROPERTY MAY BE SOLD SEPARATELY

Portfolio (1 -7)

\$1,250,000.00

Barn + Grand Central Wine Bar "Restaurant" (1 & 2)

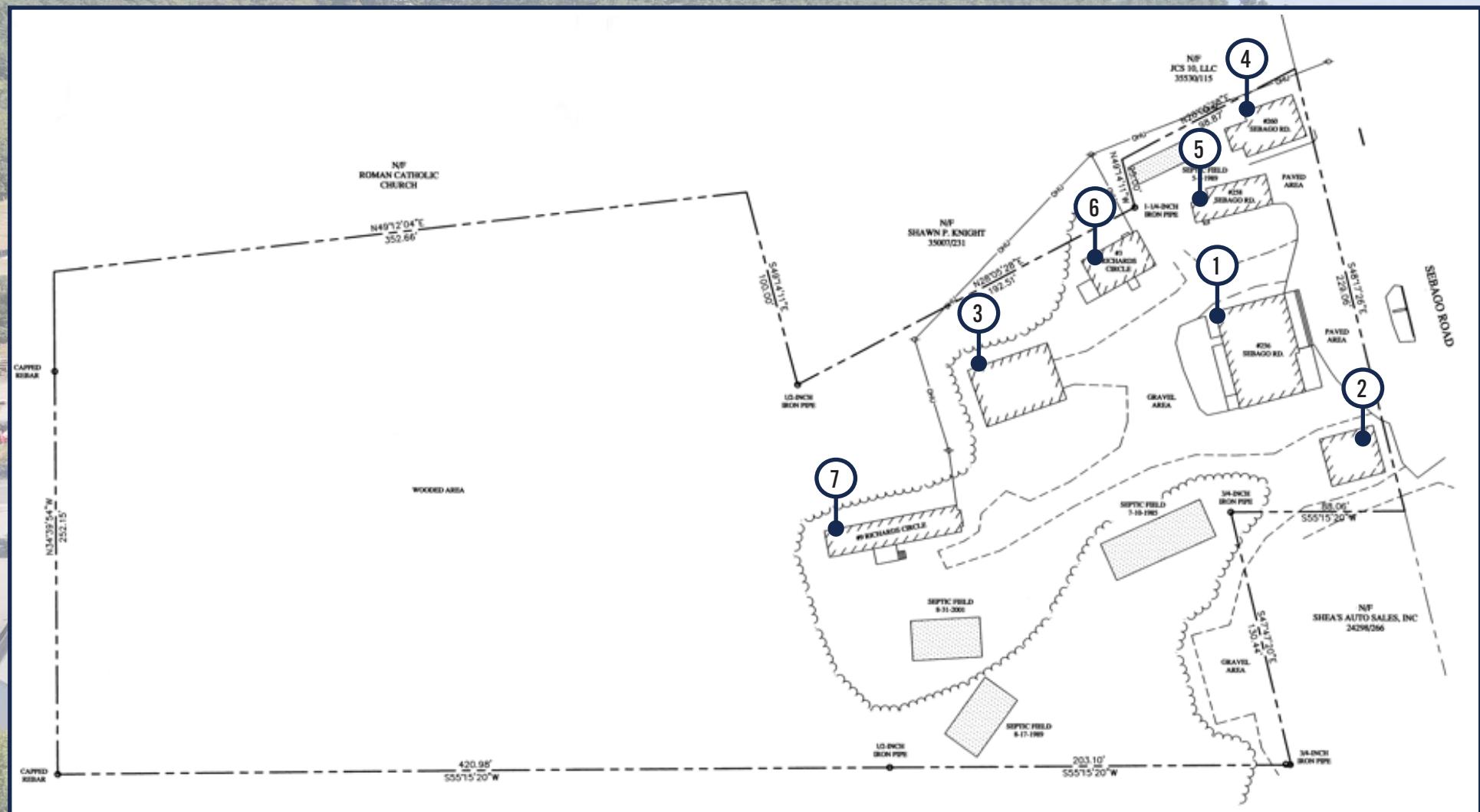
\$450,000.00

Mobile Home Pad + Rear Garage + 3 Acres of Land (3 & 7)

\$350,000.00

Numbers shown correlate to this labeled aerial.

PROPERTY SURVEY





CONTACT US



REESE MCFARLANE
Associate Broker
D: 207.553.1734
C: 207.712.6987
rmcfarlane@boulos.com



CAMERON FOSTER
Broker
D: 207.553.1722
C: 703.717.1660
cfoster@boulos.com

©2025 The Boulos Company, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.