

PRICE REDUCTION!

**FOR
SALE**



MIXED-USE INVESTMENT ON 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: \$3,500 / 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**

LEASE DETAILS:

- **Restaurant:** \$3,500 / 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) <ul style="list-style-type: none">• 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)	<ul style="list-style-type: none">• Restaurant - \$3,500 / 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

SIZE	1,932± SF <ul style="list-style-type: none">• First (1st) Floor - 1,260± SF• Second (2nd) Floor - 672± SF
RENOVATIONS	New siding and electrical

REAR GARAGE

SIZE	1,300 ± SF
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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)

4

260 SEBAGO ROAD
(RESIDENCE)

1

RESTAURANT

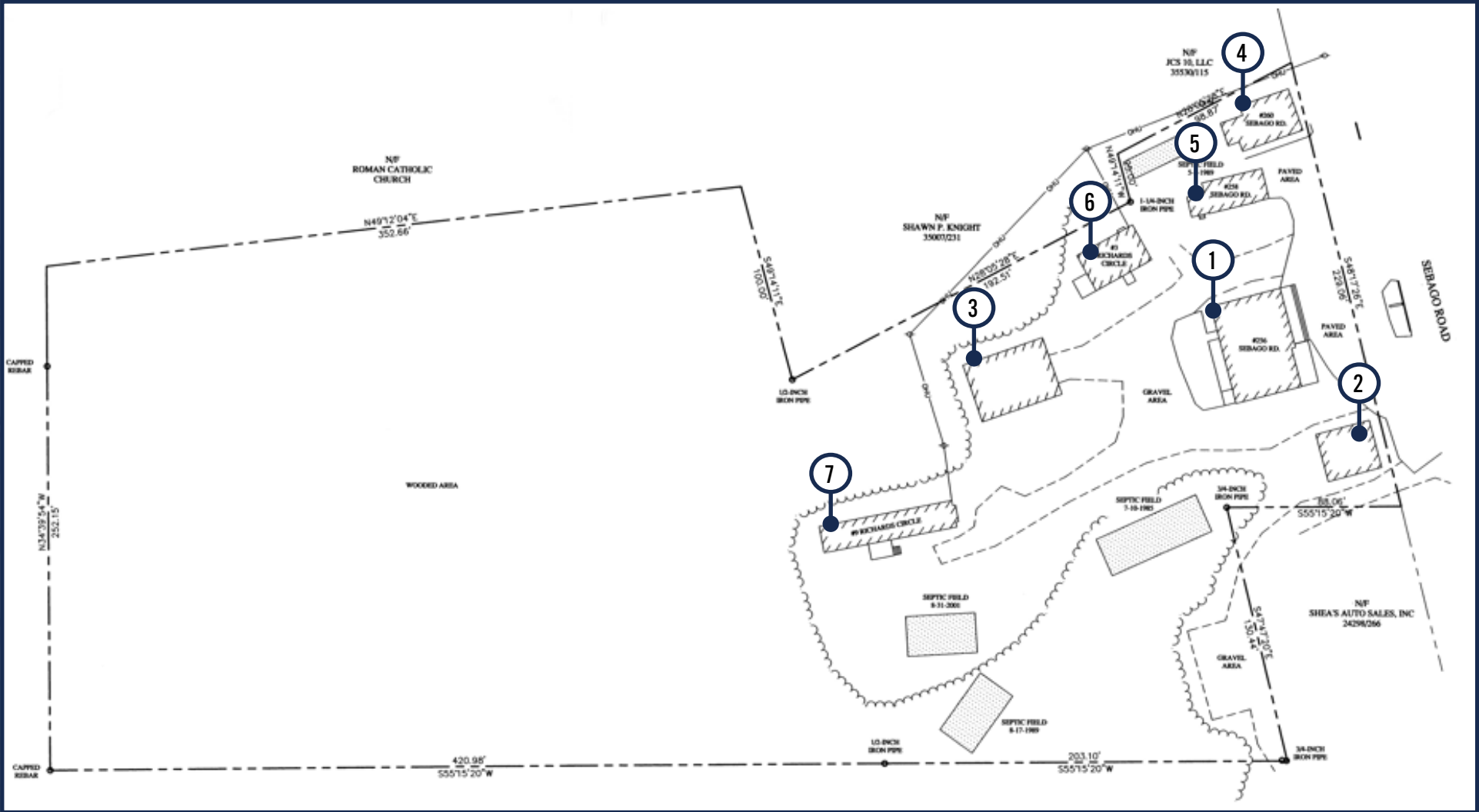
5

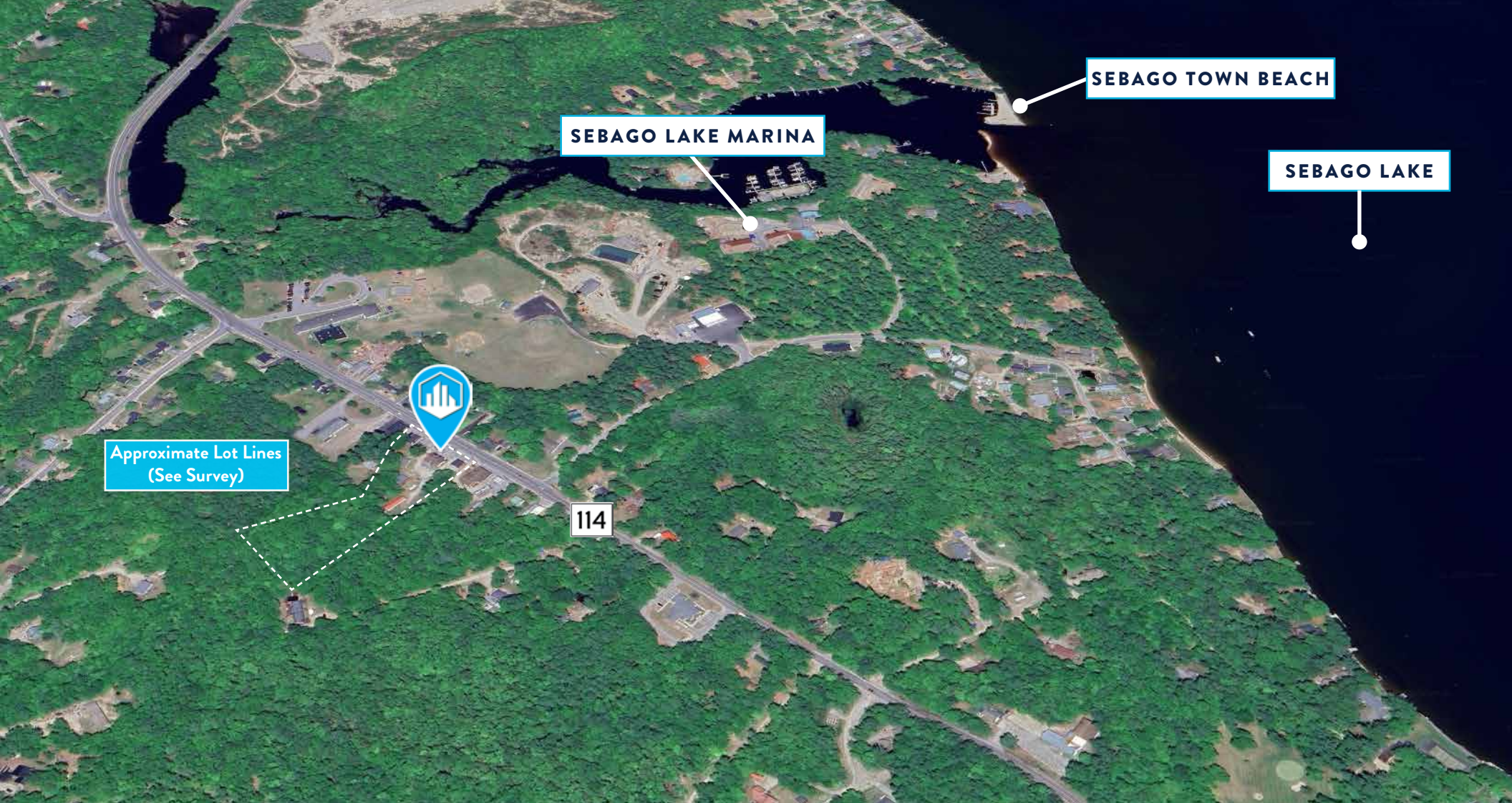
258 SEBAGO ROAD
(RESIDENCE)

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BARN

PROPERTY SURVEY





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