

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)

- 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 - \$3,500 / 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

1,932± SF

SIZE

- 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

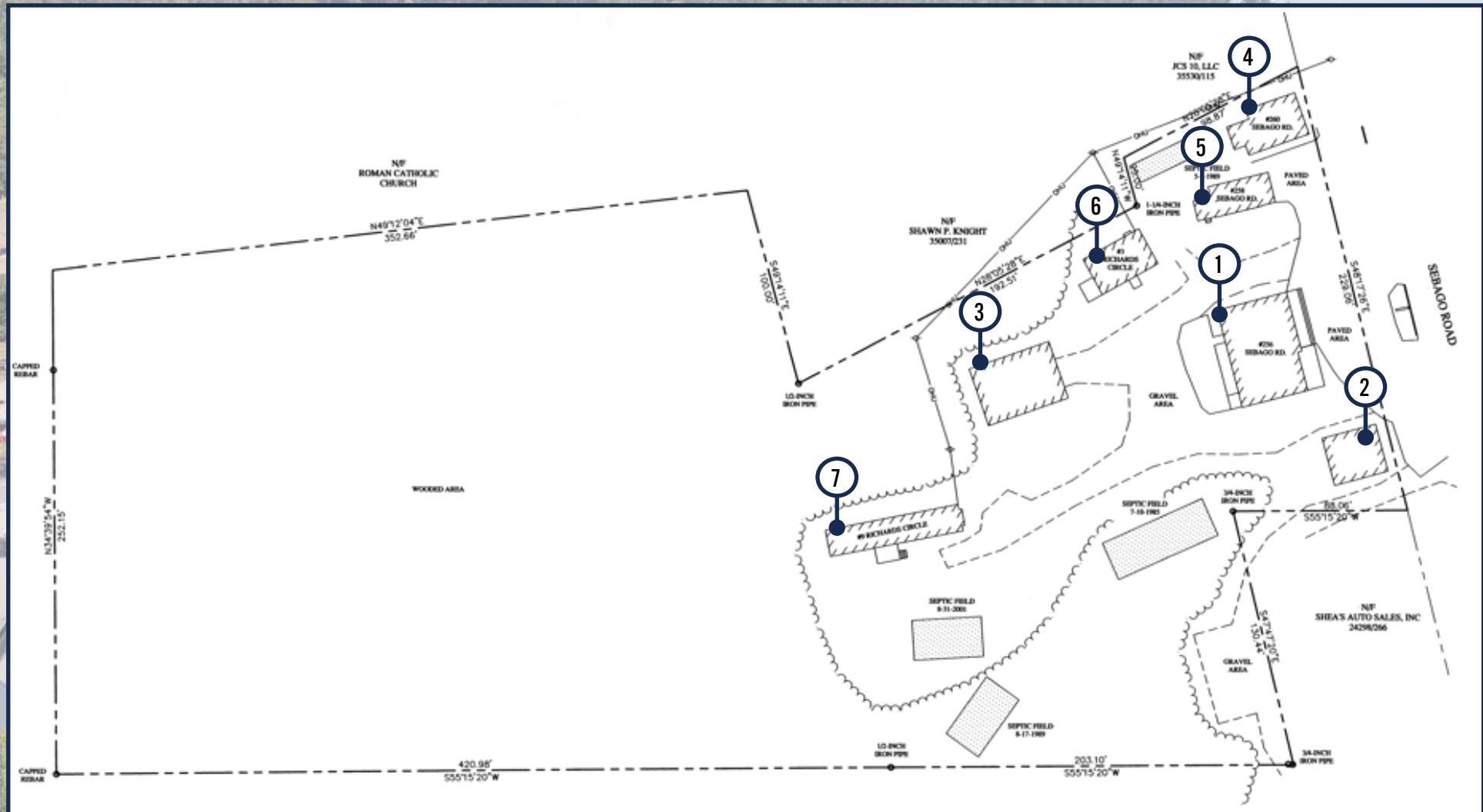
BED / BATH	1BR / 1BA
RENTAL INCOME	\$1,850 / month
UTILITIES	Tenant: Heat & Electricity LL: Water, Garbage, Snow

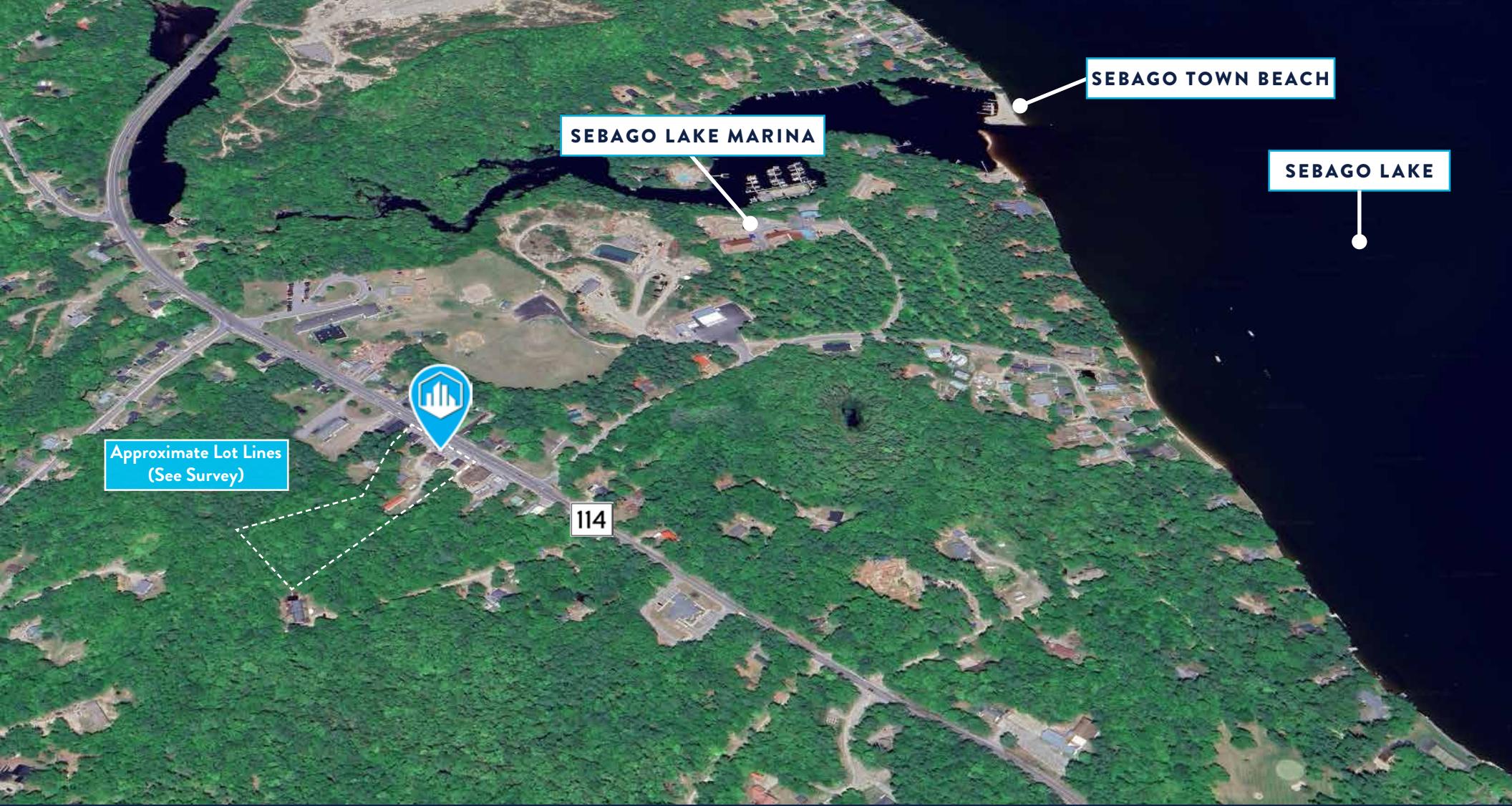
MOBILE HOME PAD

RENTAL INCOME	\$500 / month
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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

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